

Document #4831

11/5/86

Document # 4831
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MEMORANDUM

NOVEMBER 5, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR ZONING
APPEALS
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fifty-one zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	6			
Back Bay	3			
Beacon Hill				
Charlestown	1		1	
Chinatown				
City Proper				
Dorchester	2	1		1
East Boston		1		
Fenway	1			
Government Center				
Hyde Park	1	1		
Jamaica Plain	1			1
Kenmore				
Mattapan	1			
North End	1			
Roslindale	1	1		
Roxbury	3			1
South Boston	7	2		
South Cove				
South End	1			4
West Roxbury	4	1		

Allston-Brighton

Approval Z-9117- 610-670-1019 Commonwealth Avenue, 120 Ashford Street,
Deferral 9120. 10-20 Gaffney Street, B.U. additions - renovations.

Approval Z-9229. 32 Waverly Street, three family dwelling.

Approval Z-9248. 17 Easton Street, porch enclosure.

Approval Z-9261. 8 Eastburn Place, two family dwelling.

Approval Z-9266. 38 Dustin Street, two family dwelling.

Approval Z-9271. 30 Wade Street, rear addition.

Back Bay

Approval Z-9236. 305 Commonwealth Avenue, deck addition.

Approval Z-9270. 270 Clarendon Street, two parking spaces.

Approval Z-9244. 116A-116 Newbury Street, dance studio.

Charlestown

Approval Z-9221. 46 Harvard Street, deck addition.

Denial Z-9265. 320 Medford Street, modular one family structure.
Without
Prejudice

Dorchester

Deferral Z-9145. 336 Adams Street, parking, use, site concerns.

Denial Z-9225. 79 Ballou Avenue, four family dwelling.

Approval Z-9235. 32 Jones Avenue, three family dwelling.

Approval Z-9249. 101-103 Oakton Avenue, two family dwelling.

East Boston

Denial Z-9254. 88 Faywood Avenue, four family dwelling.

Fenway

Approval Z-9140. 76R-108R Gainsborough Street. Two level open garage,
164 cars.

Hyde Park

- Denial Z-9262. 38 Birchcroft Road, one story addition.
- Approval Z-9243. 524 Metropolitan Avenue, two family dwelling and store.

Jamaica Plain

- Approval Z-9245. 56 Woodlawn Street, two family dwelling.
- Deferral Z-9256. 363 South Huntington Avenue, manufacturing use.

Mattapan

- Approval Z-9224. 28 Harwood Street, three family dwelling.

North End

- Approval Z-9148. 448 Hanover Street, restaurant.

Roslindale

- Denial Z-9246. 38 Cohasset Street, four family dwelling.
- Approval Z-9258. 39-45 Poplar Street, self defense school.

Roxbury

- Approval Z-9247. 75 Humboldt Avenue, five apartments.
- Approval Z-9250. 8 Centre Street, kitchen and deck additions.
- Deferral Z-9257. 83-87 Highland Street, resolve concerns.
- Approval Z-9264. 120-124A Hampden Street, security fence.

South Boston

- Approval Z-9210- 492-494 East Third Street, subdivision.
9211.
- Denial Z-9239- 243-301 West Third Street, basement apartments.
9241.
- Approval Z-9252. 100-102 Emerson Street, three family dwelling.
- Approval Z-9255. 520 East Broadway, one family dwelling and real estate office.
- Approval Z-9259. 205-207 L Street, two family dwelling and take-out restaurant.
- Denial Z-9263. 335-337 West Second Street, addition to truck garage.

South Boston (continued)

- Approval Z-9276- 28-32 I Street, two one-family townhouses.
9278.
- Approval Z-9222- 596-598 East Fifth Street, Subdivision.
9223.
- Approval Z-9315. 345 Dorchester Street, 32 apartment units for elderly.

South End

- Deferral Z-9260. 44 Chandler Street, review plans with community groups.
- Deferral Z-9268. 2 Milford Street, review plans with community groups.
- Deferral Z-9218. 200 Northampton Street, review plans with community groups.
- Deferral Z-9242. 453 Massachusetts Avenue, six apartments.
- Approval Z-9253. 117 Pembroke Street, three family dwelling.

West Roxbury

- Denial Z-9217. 5272 Washington Street, take-out restaurant.
- Approval Z-9234. 71 DeSoto Road, one story addition.
- Approval Z-9251. 2519 Centre Street, dormer addition.
- Approval Z-9267. 18 Hackensack Circle, dining room addition.
- Approval Z-9269. 60 Howitt Road, one family dwelling.
- Approval Z-9286. 101 St. Theresa Avenue, addition to school.

BOARD OF APPEAL REFERRALS

November 5, 1986

		<u>Hearing</u>	
1.	Z-9117-9120	11/13/86	Trustees of Boston University 610-620 & 1019 Commonwealth Avenue, 120 Ashford Street & 10-20 Gaffney Street Allston
2.	Z-9140	11/13/86	Jan Chabot 76R-108 Gainsborough Street Boston
3.	Z-9145	11/13/86	Dorchester Christian Fellowship 336 Adams Street, Dorchester
4.	Z-9148	11/13/86	Steven DeAngelis, Trustee 448 Hanover Street, Boston
5.	Z-9210-9211	11/13/86	Dennis E. O'Connell 492-494 East Third Street South Boston
6.	Z-9217	11/13/86	Kenneth David 5272 Washington Street, West Roxbury
7.	Z-9218	11/13/86	Timothy M. Klotz 200 Northampton Street, Boston
8.	Z-9221	11/13/86	Deidre Malloy 46 Harvard Street, Charlestown
9.	Z-9222-9223	11/13/86	William Kasper 596-598 East Fifth Street, South Boston
10.	Z-9224	11/13/86	Fred Gilbert 28 Harwood Street, Dorchester
11.	Z-9225	11/13/86	Fred Gilbert 79 Ballou Avenue, Dorchester
12.	Z-9229	11/13/86	Stephen Kock Ho Lee 32 Waverly Street, Brighton
13.	Z-9234	11/18/86	Roy Lowre 71 DeSoto Road, West Roxbury
14.	Z-9235	11/13/86	Emerson Springer 32 Jones Avenue, Dorchester
15.	Z-9236	11/18/86	305 Commonwealth Avenue Trust 305 Commonwealth Avenue, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

November 5, 1986

		<u>Hearing</u>	
16.	Z-9239-9241	11/18/86	293-301 West Third Street Realty Trust 293-301 West Third Street, South Boston
17.	Z-9242	11/18/86	R & D Development, Inc. 453 Massachusetts Avenue, Boston
18.	Z-9243	11/18/86	John A. Fucillo 524 Metropolitan Avenue, Hyde Park
19.	Z-9244	11/18/86	Brenda Koskinen & Edward Atkinson 116A-116 Newbury Street, Boston
20.	Z-9245	11/18/86	Donald Slade 56 Woodlawn Street, Jamaica Plain
21.	Z-9246	11/13/86	John DeFazio 38 Cohasset Street, Roslindale
22.	Z-9247	11/13/86	Phillip Horne 75 Humboldt Avenue, Roxbury
23.	Z-9248	11/18/86	Benny B.K. Lee 17 Easton Street, Brighton
24.	Z-9249	11/18/86	John J. Gould, Jr. 101-103 Oakton Avenue, Dorchester
25.	Z-9250	11/18/86	Arthur J. Allain 8 Centre Street, Roxbury
26.	Z-9251	11/18/86	Thomas J. Doherty 2519 Centre Street, West Roxbury
27.	Z-9252	11/18/86	Thomas Graul 100-102 Emerson Street, South Boston
28.	Z-9253	11/20/86	Terry L. Shaneyfelt 117 Pembroke Street, Boston
29.	Z-9254	11/20/86	William & Robert Deeb 88 Faywood Avenue, East Boston
30.	Z-9255	11/20/86	Raymond & Carol Dodds 520 East Broadway, South Boston
31.	Z-9256	11/20/86	Robert J. Lawler 363 South Huntington Avenue Jamaica Plain
32.	Z-9257	11/20/86	Cedar Highland Corporation 83-87 Highland Street, Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

November 5, 1986

Hearing

33.	Z-9258	11/20/86	Michael Polychronidas 39-35 Poplar Street, Roslindale
34.	Z-9259	11/18/86	Salvatore LoGrasso 205-207 L Street, South Boston
35.	Z-9260	11/20/86	Westodd Realty 44 Chandler Street, Boston
36.	Z-9261	11/20/86	Olayo Resende 8 Eastburn Place, Brighton
37.	Z-9262	11/18/86	Stephen J. Cavanagh 38 Birchcroft Road, Hyde Park
38.	Z-9263	11/18/86	Deacon Transportation Company, Inc. 335-337 West Second Street South Boston
39.	Z-9264	11/20/86	Ralph R. Moscardini 120-124A Hampden Street, Roxbury
40.	Z-9265	11/20/86	Joanne & Gilbert Eatherton 320 Medford Street, Charlestown
41.	Z-9266	11/18/86	Peter C. & Alice Wong 38 Dustin Street, Brighton
42.	Z-9267	11/18/86	Anne Chisholm 18 Hackensack Circle, West Roxbury
43.	Z-9268	11/18/86	Roger Saquet 2 Milford Street, Boston
44.	Z-9269	11/20/86	Anne M. Gallagher 60 Howitt Road, West Roxbury
45.	Z-9270	11/18/86	Joseph Matzner 270 Clarendon Street, Boston
46.	Z-9271	11/18/86	Virginia Seavey 20 Wade Street, Brighton
47.	Z-9272	11/20/86	Carl G. DeSantis 61 Putnam Street, East Boston
48.	Z-9274	11/20/86	Phyllis M. & Joseph D. McGrath 217 Trenton Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

November 5, 1986

Hearing

49. Z-9276-9278 11/20/86 Justine Carr
28-32 I Street, South Boston
- *50. Z-9286 11/20/86 The Roxbury Latin School
101 St. Theresa Avenue, West Roxbury
- *51. Z-9315 11/20/86 City of Boston
National Union Senior Citizens
Housing, Inc. II
345 Dorchester Street, South Boston

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MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/13/86 Z-9117-9120
Trustees of Boston University
610-620 & 1019 Commonwealth Avenue
120 Ashford Street &
10-20 Gaffney Street, Allston

Site: Two- and three-story academic structures

District(s): Apartment (H-4), General business (B-2), and
Industrial (I-2)

Purpose: Combine lots; change occupancy from offices, laboratories,
classrooms, conference rooms, and shops to same
and machine shop, research, instructional, therapy
clinics, copy center, and erect two-story and
five-story additions; change occupancy from academic

Violation(s): offices, retail store to dormitory, retail-commercial
space, take-out food service and erect three-story
addition; change occupancy from warehouse, offices,
and media studio to warehouse, storage-distribution,
offices, classrooms, shops and workshops; erect
one-story addition.

Violation(s): Pre-existing conditional use.

University, accessory clinics, dormitory, take-out
restaurant, and signs are conditional uses.

Machine shop is forbidden use.

Insufficient side yards, rear yard, setback of
parapet, off-street parking and loading.

Excessive floor area ratio.

In reference to petitions Z-9117-9120, Trustees
of Boston University, 610-620 & 1019 Commonwealth
Avenue, 120 Ashford Street & 10-20 Gaffney Street,
Allston, for eight conditional uses, forbidden

(Continued)

use, and nine variances for change of occupancy to combine lots; change occupancy from offices, laboratories, classrooms, conference rooms, and shops to same and machine shop, research, instructional, therapy clinics, copy center, and erect two-story and five-story additions; change occupancy from academic offices, retail store to dormitory, retail-commercial space, take-out food service and erect three-story addition; change occupancy from warehouse, offices, and media studio to warehouse, storage-distribution, offices, classrooms, shops and workshops; erect one-story addition in an apartment (H-4), general business (B-2), and industrial (I-2) districts, the Boston Redevelopment Authority recommends as follows:

1019 Commonwealth Avenue: Student housing take-out restaurant

Proposed renovation and addition to existing University owned commercial structure will provide housing for more than 250 undergraduate students in a location close to their campus and distant from existing family residential neighborhoods.

Boston University has been working with the Authority staff and the Community Task Force since January, 1986, on the preparation and review of a campus Master Plan. Substantial progress has been made recently on the housing component of the plan. To this end the Authority recommends approval of the change in use to residential occupancy at 1019 Commonwealth Avenue and denial of the proposed take-out use. This recommendation corresponds to a recent vote of the community Task Force, set up in a 1984 agreement between Boston University and the City. With respect to the take-out use, Boston University has not mentioned any plans which describe the nature of the take-out use and how they will minimize its impacts upon the community.

10-12 Gaffney Street and 120 Ashford Street: Staff Services

These building renovations are for Security, and Buildings and Grounds. The uses are in conformity with the draft Master Plan currently under review by the Authority and the Task Force. The proposed renovation of 120 Ashford Street will be of a temporary nature and will not foreclose its reuse

November 5, 1986

Z-9117-9120

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for housing as summarized in a letter which Boston University sent the Authority. The Task Force approved the Gaffney Street petition and took no action on that for 120 Ashford Street. Authority recommends approval of 10-20 Gaffney of 120 Ashford Streets.

610-620 Commonwealth Avenue: Sargent's College/Physics Research

The petition for the Sargent's College/Physics addition and renovation has been deferred by Boston University until academic, open space, and parking Master Plan issues can be addressed with Authority staff and Community Task Force. No action at this time is required by the Authority. A new hearing date will be set in January.



Z-9117-9120

610-620&1019 COMMONWEALTH AVE., 10-20 GAFFNEY ST., 120-ASHFORD ST.

ALLSTON

Board of Appeal Referrals

11/6/86

Hearing: 11/13/86 Z-9140
Jan Chabot
76R-108R Gainsborough Street
Boston

Site: Parking lot

District(s): Apartment (H-3)

Purpose: Erect two-level 164-car open parking structure.

Violation(s): Parking garage is forbidden use.

VOTED: In reference to petition Z-9140, Jan Chabot, 76-108R Gainsborough Street, Boston, for forbidden use to erect two-level 164-car open parking structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of traffic circulation be submitted to the Authority for comprehensive design review approval. Property has been used as a licensed parking lot for 87 cars since 1962. Access to the structure will be from Gainsborough Street through alley between 76 Gainsborough Street and church lot. Parcel is exceptionally long, narrow, and land locked. Project will meet commitment by developer to provide garage as part of Gainsborough Street redevelopment.



Z-9140

76R-108R GAINSBOROUGH ST. BOSTON

Board of Appeal Referrals

11/6/86

Hearing: 11/13/86

Z-9145
Dorchester Christian Fellowship
336 Adams Street
Dorchester

Site: 3½-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from sales, manufacturing, and repair of motor and electrical equipment to same and church and offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9145, Dorchester Christian Fellowship, 336 Adams Street, Dorchester, for variance for change of occupancy from sales, manufacturing, and repair of motor and electrical equipment to same and church and offices in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Combination of church on second floor with other commercial uses on first, third, and fourth floor raises question of compatibility of uses, parking impacts, and egress. Location is inappropriate. There have been no discussions with Authority and community.



Z-9145

336 ADAMS ST. DORCHESTER

Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9148
Steven DeAngelis, Trustee
448 Hanover Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from 12 apartments and store
to 12 apartments and restaurant.

Violation(s): Restaurant is forbidden use.

VOTED: In reference to petition Z-9148, Steven DeAngelis, Trustee, 448 Hanover Street, Boston, for forbidden use for change of occupancy from twelve apartments and store to twelve apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans inclusive of all exterior changes and signage be submitted to the Authority for design review approval; that parking be provided by valet parking or validated parking in conjunction with nearby lot or garage. Restaurant is consistent with mixed residential-commercial neighborhood.



Z-9148 448 HANOVER ST. BOSTON

Board of Appeal Referrals

11/6/86

Hearing: 11/13/86 Z-9210-9211
Dennis E. O'Connell
492-494 East Third Street
South Boston

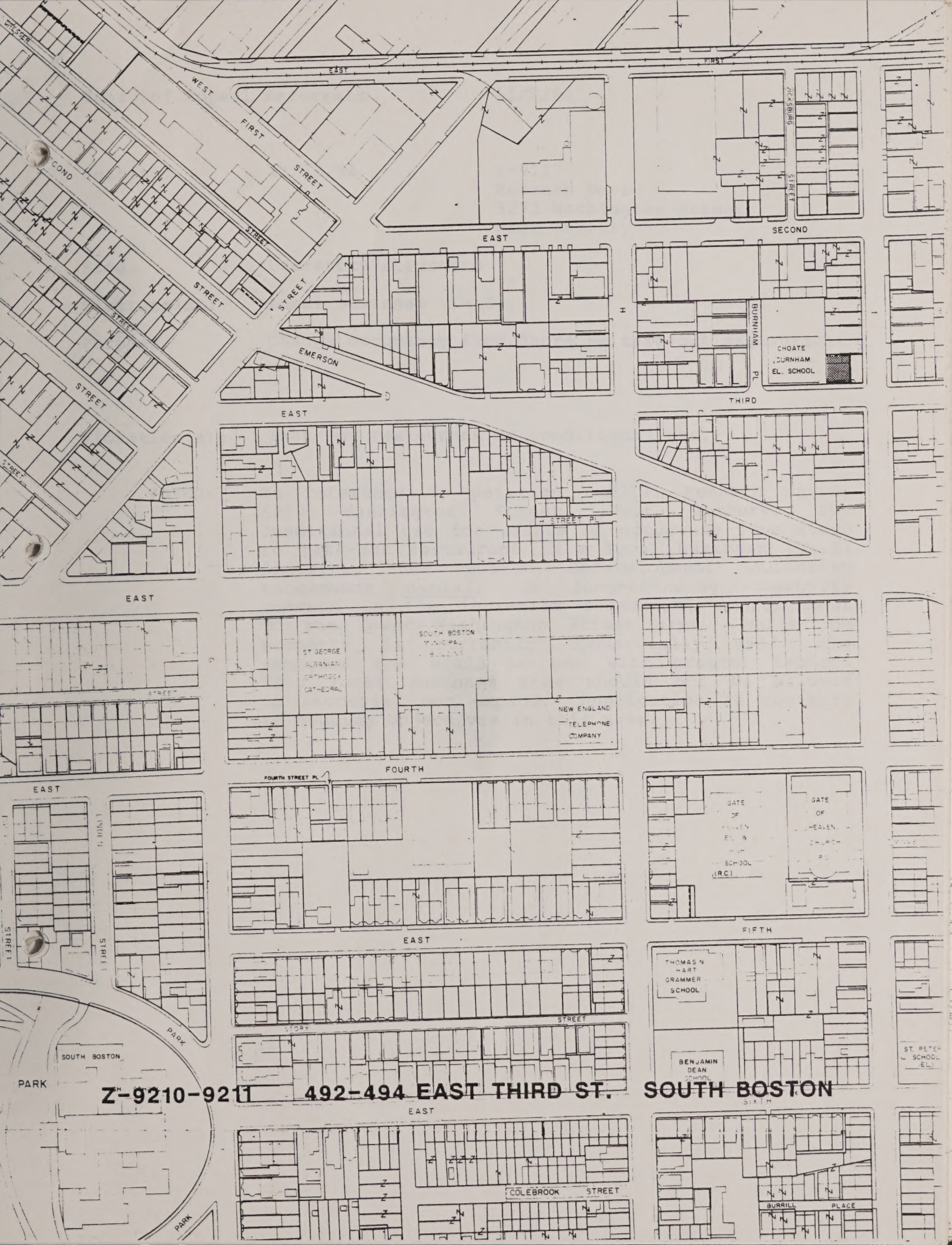
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide; legalize occupancies as three-family dwellings.

Violation(s): Insufficient lot area, front, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petitions Z-9210-9211, Dennis E. O'Connell, 492-494 East Third Street, South Boston, for ten variances to subdivide and legalize occupancies as three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that all exterior changes to the duplex structure be uniform and that a provision for uniform treatment should be incorporated in the deeds. No record of legal occupancy. Existing occupancy at time of purchase last year. Illness has forced the appellant to sell property. Subdivision will facilitate this and allow separate sales.



Z-9210-9211

492-494 EAST THIRD ST.

SOUTH BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9217
Kenneth David
5272 Washington Street
West Roxbury

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from store to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9217, Kenneth David, 5272 Washington Street, West Roxbury, for conditional use for change of occupancy from store to take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. A long-standing community concern is the increased commercial encroachment on the lower Washington Street area. While the property is currently commercially used, the proposed use would be one with greater impact. This local business zone should not be allowed to increase, nor expand. Application is contrary to housing objectives in this area.



Z-9217

5272 WASHINGTON ST. WEST ROXBURY

Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9218
Timothy M. Klotz
200 Northampton Street
Boston

Site: 3½-Story vacant row structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as five apartments.

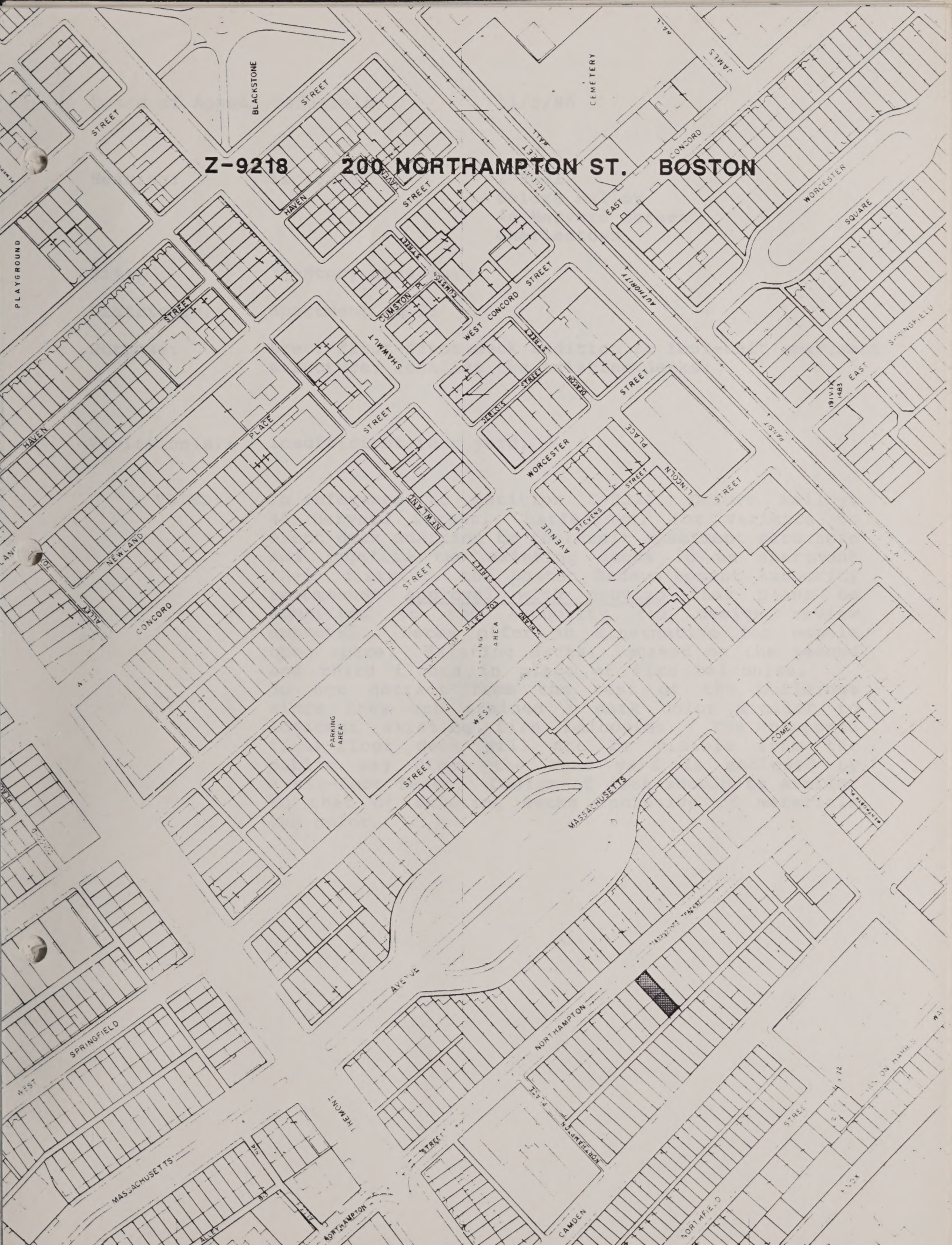
Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9218, Timothy M. Klotz, 200 Northampton Street, Boston, for variance to legalize occupancy as five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral until appellant reviews renovation plans particularly rear roof alteration with the United Neighbors of Lower Roxbury, South End Historical Society, abutters, and the Authority.

Z-9218

200 NORTHAMPTON ST.

BOSTON



Board of Appeal Referrals

11/5/86

Hearing: 11/13/86

Z-9221
Deidre Malloy
46 Harvard Street
Charlestown

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Erect first-floor deck addition to four-unit apartment structure; legalize two existing decks.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9221, Deidre Malloy, 46 Harvard Street, Charlestown, for variance to erect deck addition to four-unit apartment structure and legalize two existing decks in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Decks offer an alternative for usable open space. Existing decks, located on the second and third floors in place of fire balconies, do not detract from the rest of the buildings since they are stained a dark color similar to adjacent existing fire balconies. The proposed first-floor deck will not be visible from the public way since the rear yard is enclosed by a six-foot fence. Design of deck should be similar to that of existing decks inclusive of materials and color.

Z-9221

46 HARVARD ST.

CHARLESTOWN



Board of Appeal Referrals

11/6/86

Hearing: 11/13/86 Z-9222-9223
William Kasper
596-598 East Fifth Street
South Boston

Site: Two-story duplex structure

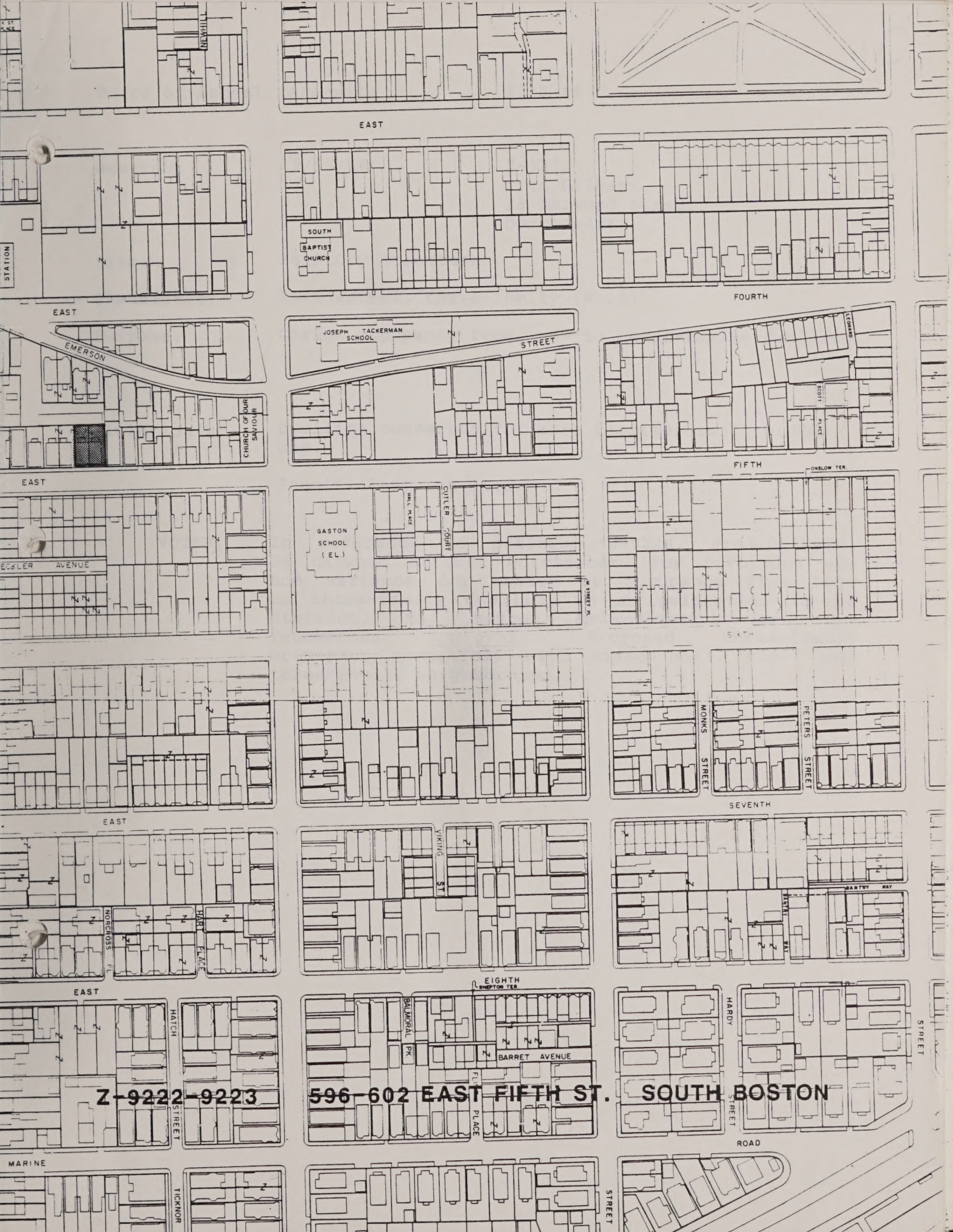
District(s): Apartment (H-1-50)

Purpose: Subdivide.

Violation(s): Insufficient lot area and rear yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9222-9223, William Kasper, 596-598 East Fifth Street, South Boston, for six variances to subdivide duplex structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that buildings continue to receive uniform exterior treatment and that a provision for such uniform treatment be incorporated in deeds. Subdivision will allow sale of one side of duplex. Violations technical.



EAST

FOURTH

FIFTH

SEVENTH

EIGHTH

STREET

ROAD

596-602 EAST FIFTH ST. SOUTH BOSTON

Z-9222-9223

Board of Appeal Referrals

11/5/86

10

Hearing: 11/13/86 Z-9224
Fred Gilbert
28 Harwood Street
Dorchester

Site: 2½-Story structure

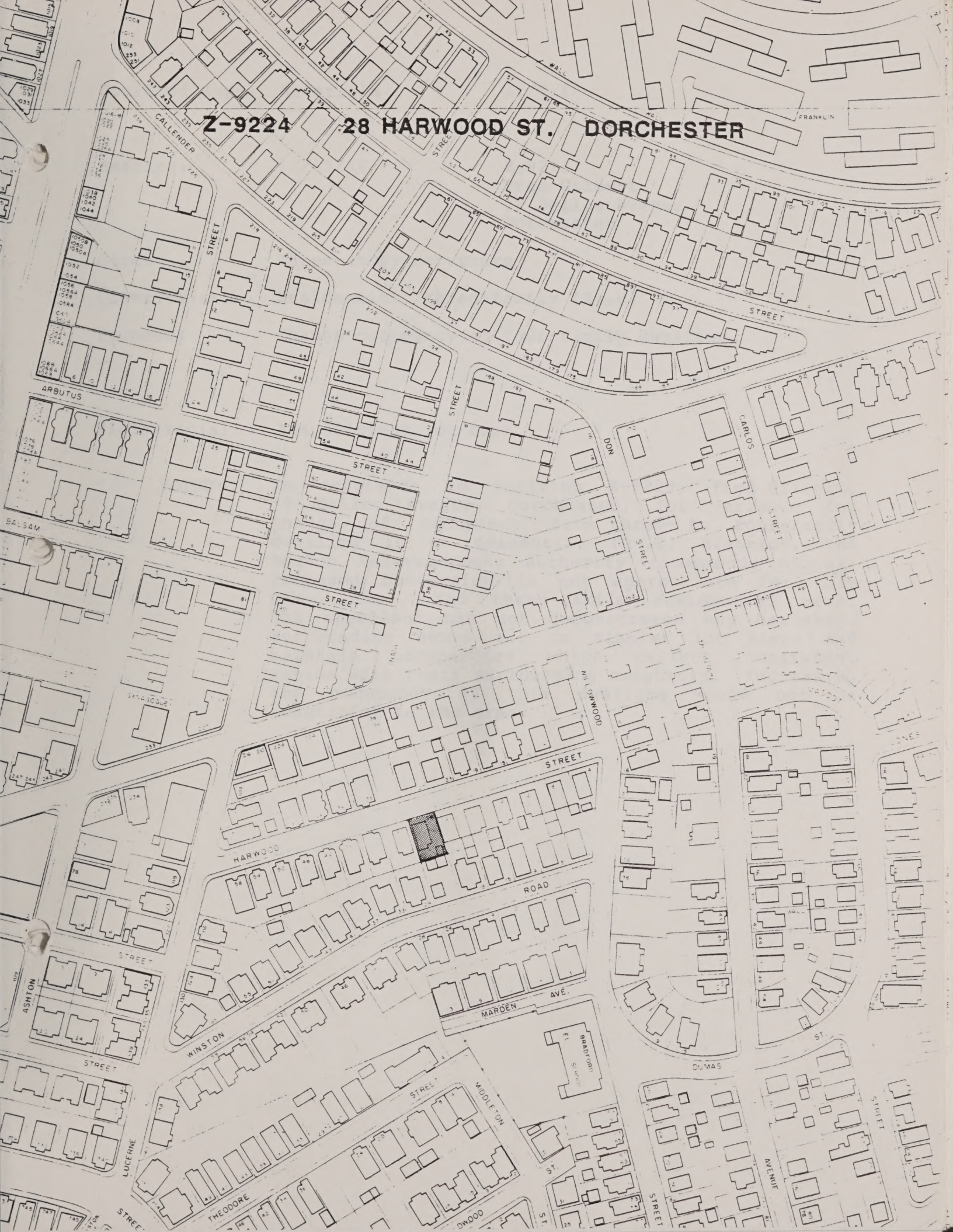
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9224, Fred Gilbert, 28 Harwood Street, Dorchester, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed three-family occupancy compatible with mixed one-, two-, and three-family neighborhood.

Z-9224 28 HARWOOD ST. DORCHESTER



Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9225
Fred Gilbert
79 Ballou Avenue
Dorchester

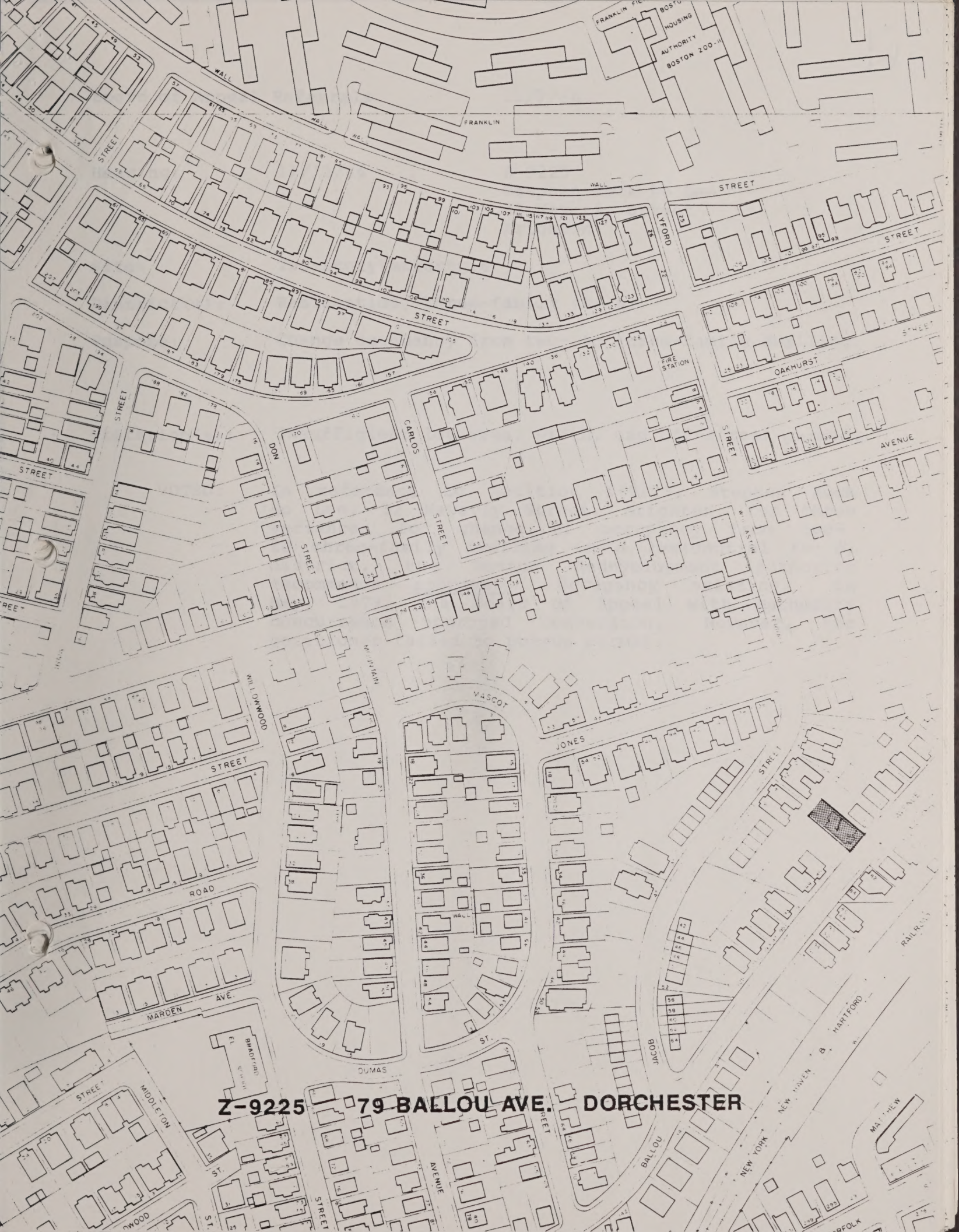
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy to four-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9225, Fred Gilbert, 79 Ballou Avenue, Dorchester, for variance for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is not appropriate for this one-, two-, and three-family residential area. The appellant has not demonstrated any hardship. Surrounding homes are on similar lot sizes and maintain occupancies which reflect consistent ratios with their surrounding neighbors. Increasing the occupancy of this dwelling would not be beneficial to the area.



Z-9225 79 BALLOU AVE. DORCHESTER

Board of Appeal Referrals

11/5/86

17

Hearing: 11/13/86 Z-9229
Stephen Kock Ho Lee
32 Waverly Street
Brighton

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area, width, and off-street parking.

VOTED: In reference to petition Z-9229, Stephen Kock Ho Lee, 32 Waverly Street, Brighton, for three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy existing. In May, 1979, the Board of Appeal with Authority concurrence approved conversion. However, the petitioner failed to pursue permit.



Z-9229

32 WAVERLY ST.

BRIGHTON

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9234
Roy Lowre
71 DeSoto Road
West Roxbury

Site: One-family dwelling

District(s): Single-family (S-.5)

Purpose: Erect one-story addition.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9234, Roy Lowre, 71 DeSoto Road, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Second-story addition will provide needed space and allow family to remain at this location.



Z-9234

71 DESOTO RD. WEST ROXBURY

Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9235
Emerson Springer
32 Jones Avenue
Dorchester

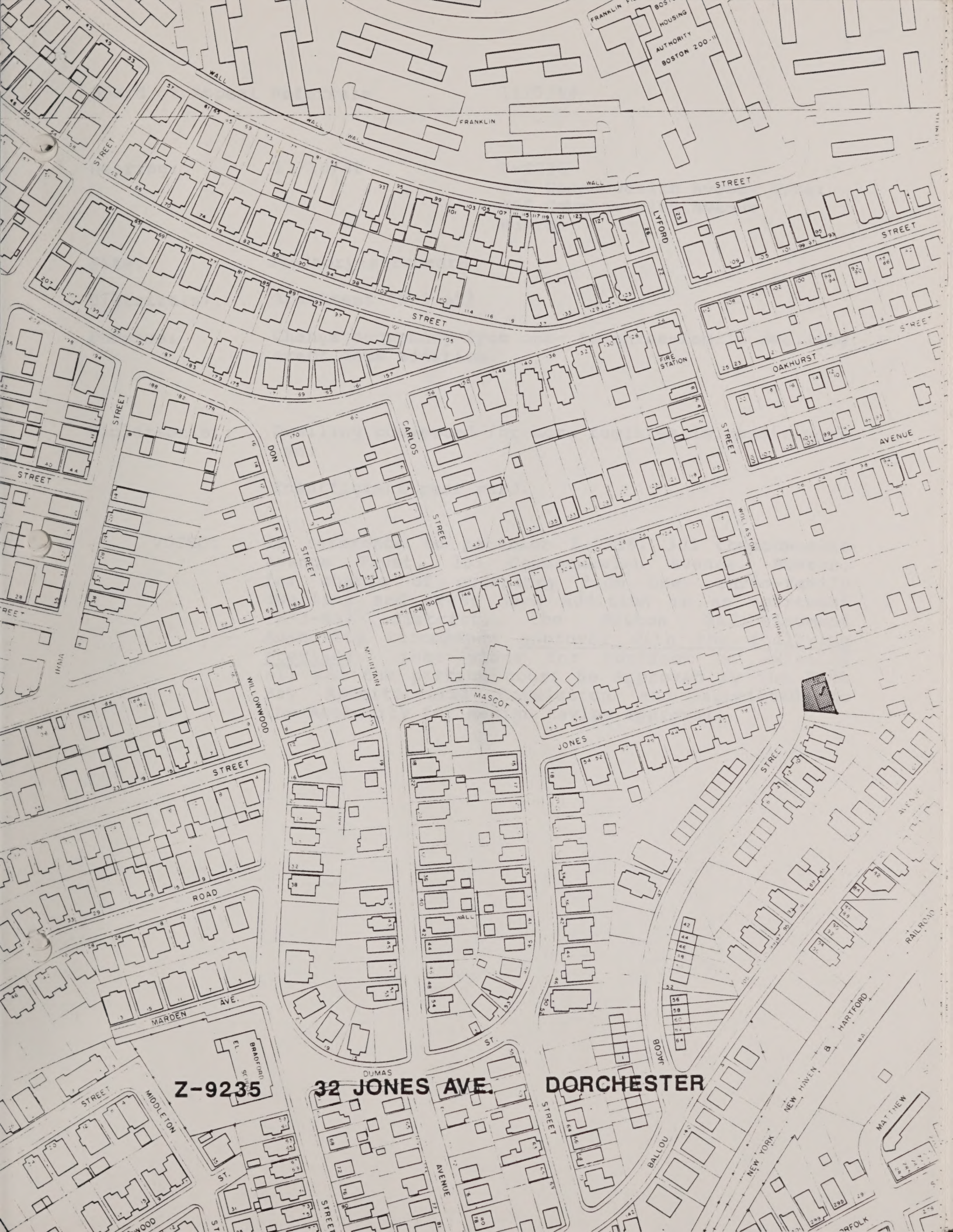
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9235, Emerson Springer, 32 Jones Avenue, Dorchester, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The house is located on a similar size lot and of similar construction with existing housing in the area. Conversion will not negatively impact the neighborhood by introducing an unprecedented occupancy nor will it create a use out of character with prevailing housing.



Z-9235

32 JONES AVE.

DORCHESTER

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9236
305 Commonwealth Avenue Trust
305 Commonwealth Avenue
Boston

Site: 3½-Story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from one- to three-family dwelling;
erect deck addition.

Violation(s): Dwelling converted for more families is conditional
use.

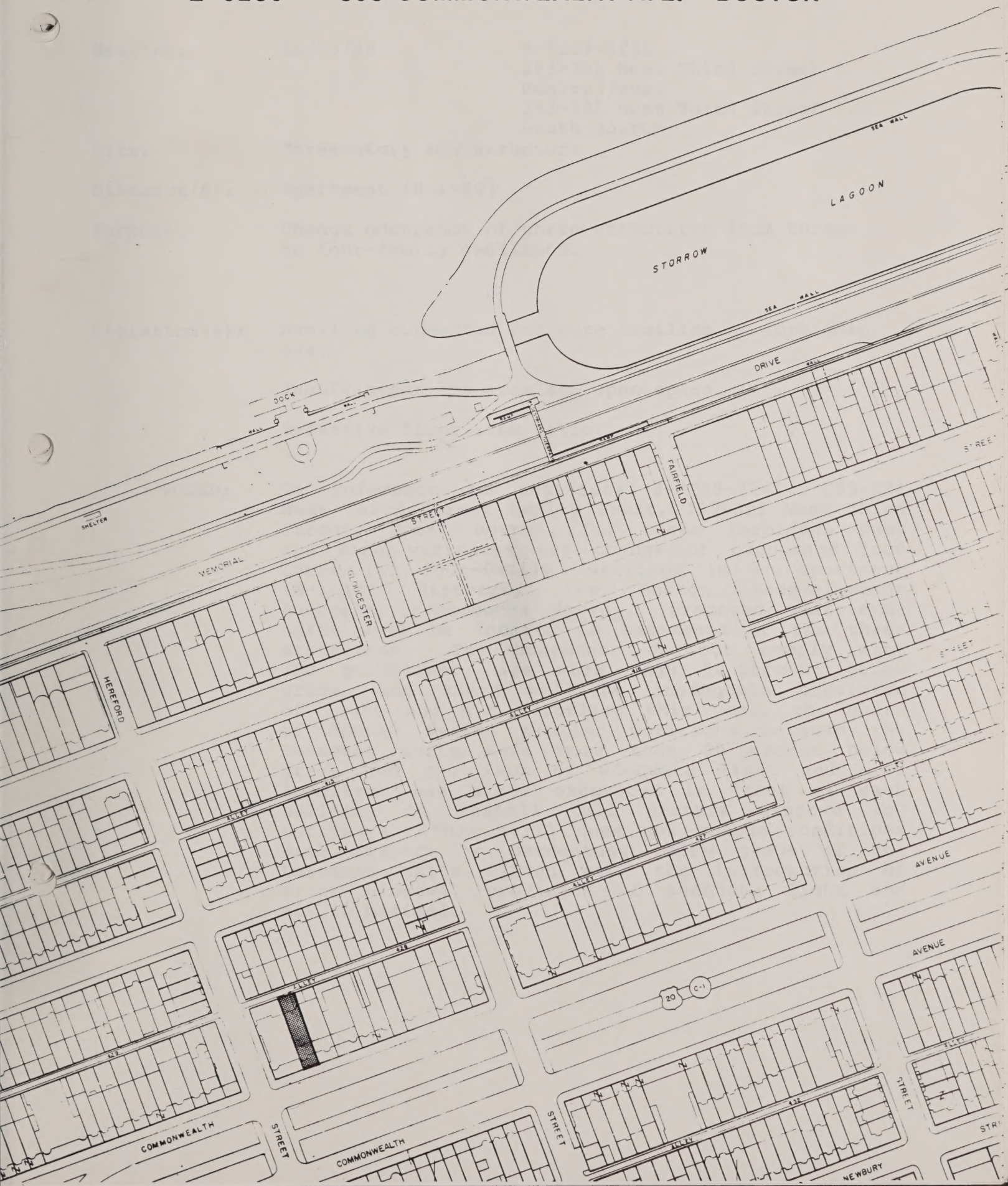
Insufficient rear yard.

VOTED: In reference to petition Z-9236, 305 Commonwealth Avenue Trust, 305 Commonwealth Avenue, Boston, for change of occupancy from one- three-family dwelling and erect deck addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans for roofdeck on existing ell and the parking court be approved by the Back Bay Architectural Commission and submitted to the Authority for design review approval.

Z-9236

305 COMMONWEALTH AVE.

BOSTON



Board of Appeal Referrals

11/5/86

16

Hearing: 11/18/86 Z-9239-9241
293-301 West Third Street
Realty Trust
293-301 West Third Street
South Boston

Site: Three-story row structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy of three structures from three-
to four-family dwellings.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9239-9241, 293-301 West Third Street Realty Trust, 293-301 West Third Street, South Boston, for three forbidden uses and nine variances for change of occupancy from three- to four-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed additional units will be located in basements of the three structures. The basements do not comply with ISD guidelines, are more than 50 percent below grade, and there will be inadequate provision of light and air. Earlier this year, the Board of Appeal denied similar petitions because the basement units were more than 50 percent below grade and the lack of adequate light and air. Appellant has since excavated in front of each building to install full picture windows and entryways. This still does not change conditions with respect to percentage below grade of the basement units. Even with the introduction of front windows, provision of adequate light and air is minimal.



Board of Appeal Referrals

11/5/86

Hearing: 11/18/86

Z-9242
R & D Development, Inc.
453 Massachusetts Avenue
Boston

Site: 3½-Story structure

District(s): General business (B-2)

Purpose: Change occupancy from four- to six-family dwelling.

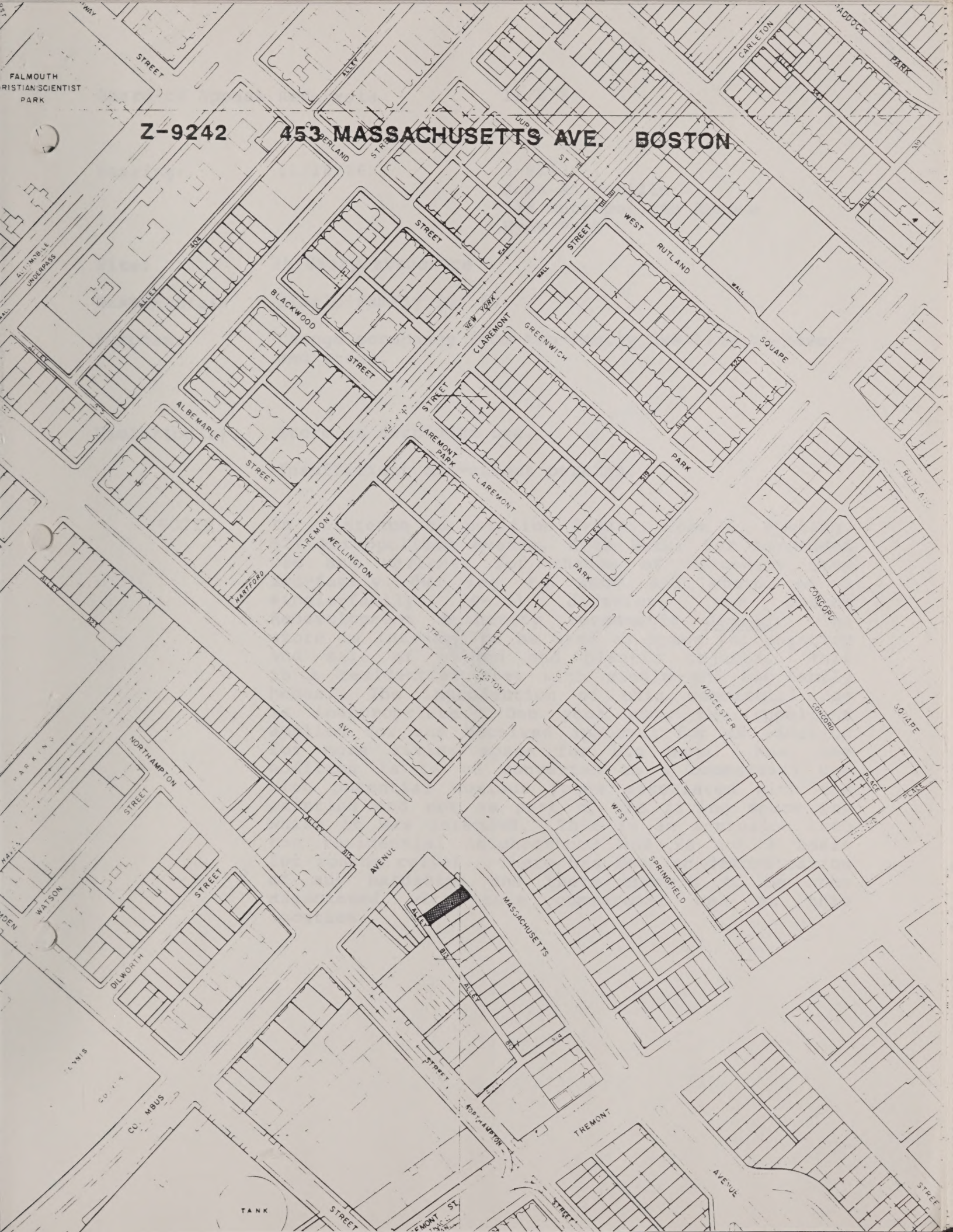
Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9242, R & D Development, Inc., 453 Massachusetts Avenue, Boston, for variance for change of occupancy from four- to six-family dwelling in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with Claremont Neighborhood Association.

FALMOUTH
CHRISTIAN SCIENTIST
PARK

Z-9242

453 MASSACHUSETTS AVE. BOSTON



Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9243
John A. Fucillo
524 Metropolitan Avenue
Hyde Park

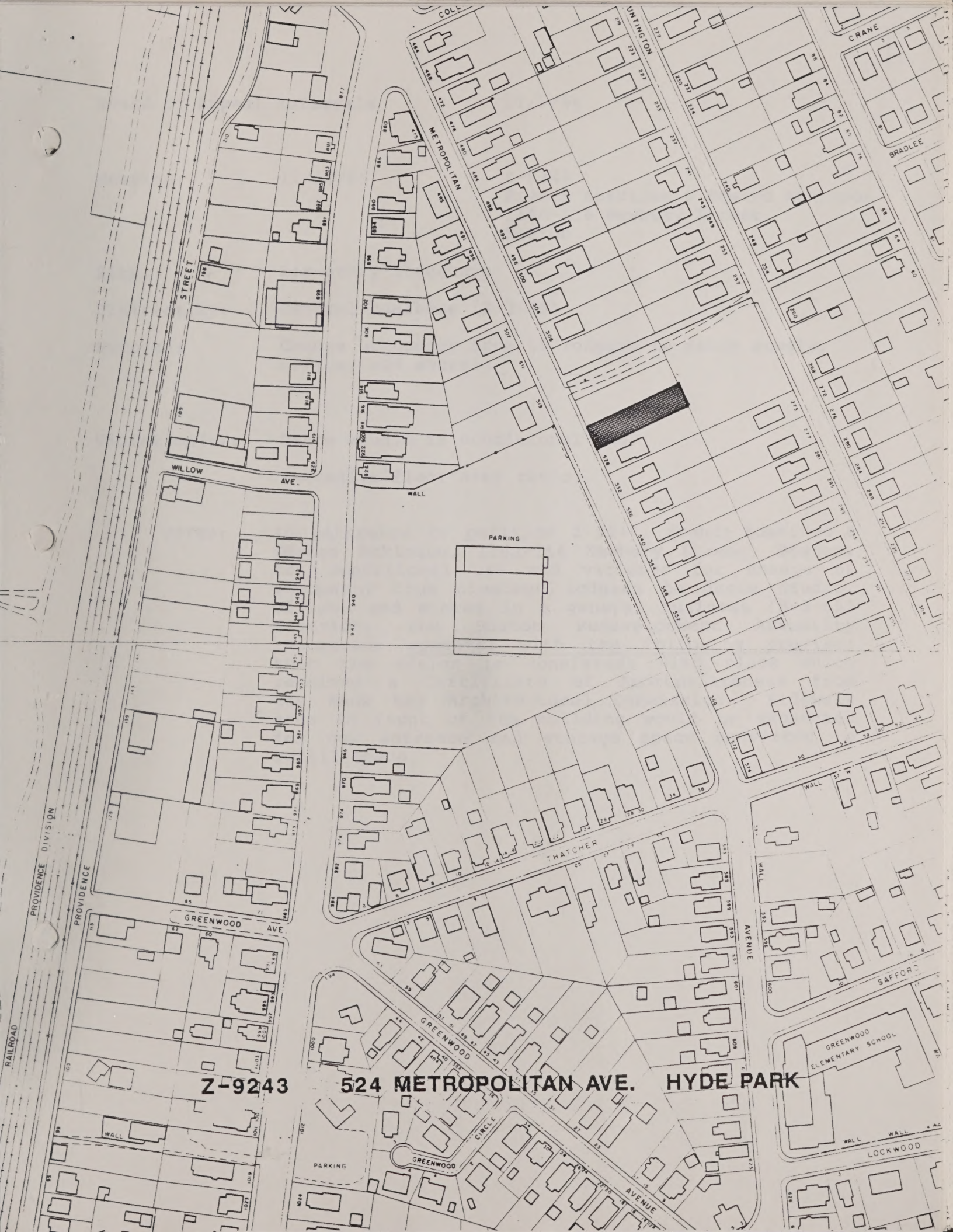
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two-family dwelling to same and store.

Violation(s): Store is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9243, John A. Fucillo, 524 Metropolitan Avenue, Hyde Park, for forbidden use and variance for change of occupancy from two-family dwelling to same and store in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. The store is intended to be used as space for painting and sale of wooden and plastic objects. This is a residential area with single- and two-family homes. The introduction of this commercial use is inappropriate. One year ago, the appellant applied for and received approval for an addition for more living space for his home. Now, the addition is to be converted to a commercial use with potential noxious fumes associated with the painting and not as part of the living space for which it was intended. This is an intrusion into the residential neighborhood and is not a basis for zoning relief. There has been no demonstration of any hardship, and there appears to be none associated with this commercial use at this location.



Z-9243

524 METROPOLITAN AVE.

HYDE PARK

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9244
Brenda Koskinen & Edward Atkinson
116A-116 Newbury Street
Boston

Site: Six-story structure

District(s): General business (B-3-65)

Purpose: Change occupancy from 19 lodgers to dance studio,
office, and stores.

Violation(s): Dance studio is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-9244, Brenda Koskinen & Edward Atkinson, 116A-116 Newbury Street, Boston, for conditional use and variance for change of occupancy from nineteen lodgers to dance studio, office, and stores in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the design is consistent with plans which received a Certificate of Appropriateness from the Back Bay Architectural Commission. Sidewalk area in front of the building would be excavated for new entrance and storage space converted to retail space.



Z-9244

116A-116 NEWBURY ST.

BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9245
Donald Slade
56 Woodlawn Street
Jamaica Plain

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect modular two-family dwelling.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petition Z-9245, Donald Slade, 56 Woodlawn Street, Jamaica Plain, for five variances to erect modular two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Two-family dwelling would replace a three-family structure which formerly existed on site.



Z-9245

56 WOODLAWN ST.

JAMAICA PLAIN

Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9246
John DeFazio
38 Cohasset Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Four-family dwelling is forbidden use.

Excessive floor area ratio.

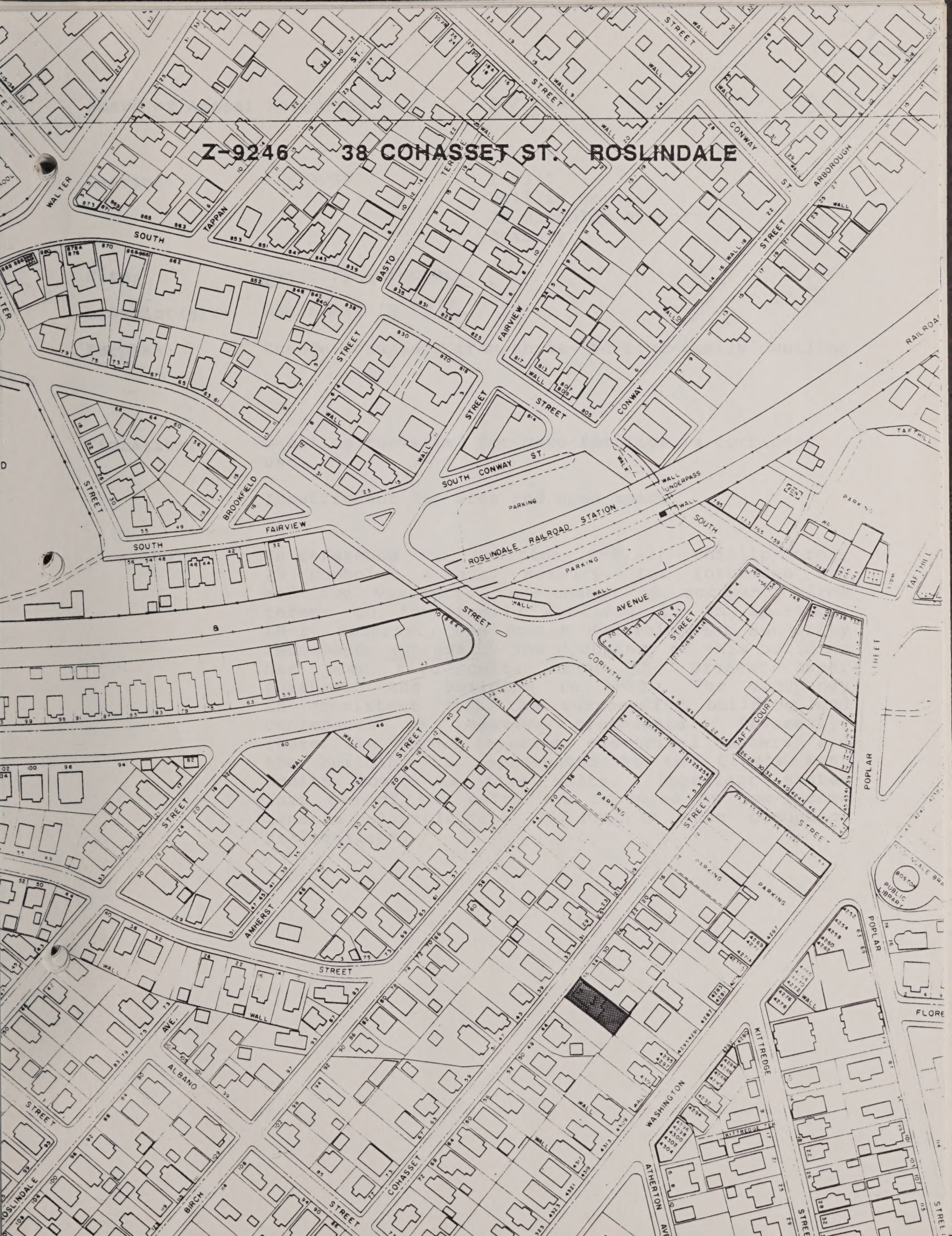
Insufficient off-street parking.

VOTED: In reference to petition Z-9246, John DeFazio, 38 Cohasset Street, Roslindale, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The residential neighborhood in this area is predominantly two family with a scattering of three-family dwellings. The studio that is to serve as the fourth unit measures approximately 400 square feet. A four-family dwelling is inappropriate given the surrounding density of the area and an unwanted precedent would be set if appellant is allowed to increase occupancy without providing parking. This street would be unable to handle subsequent conversions and the future need for parking.

Z-9246

38 COHASSET ST.

ROSLINDALE



Board of Appeal Referrals

11/5/86

Hearing: 11/13/86 Z-9247
Phillip Horne
75 Humboldt Avenue
Roxbury

Site: 3½-Story structure

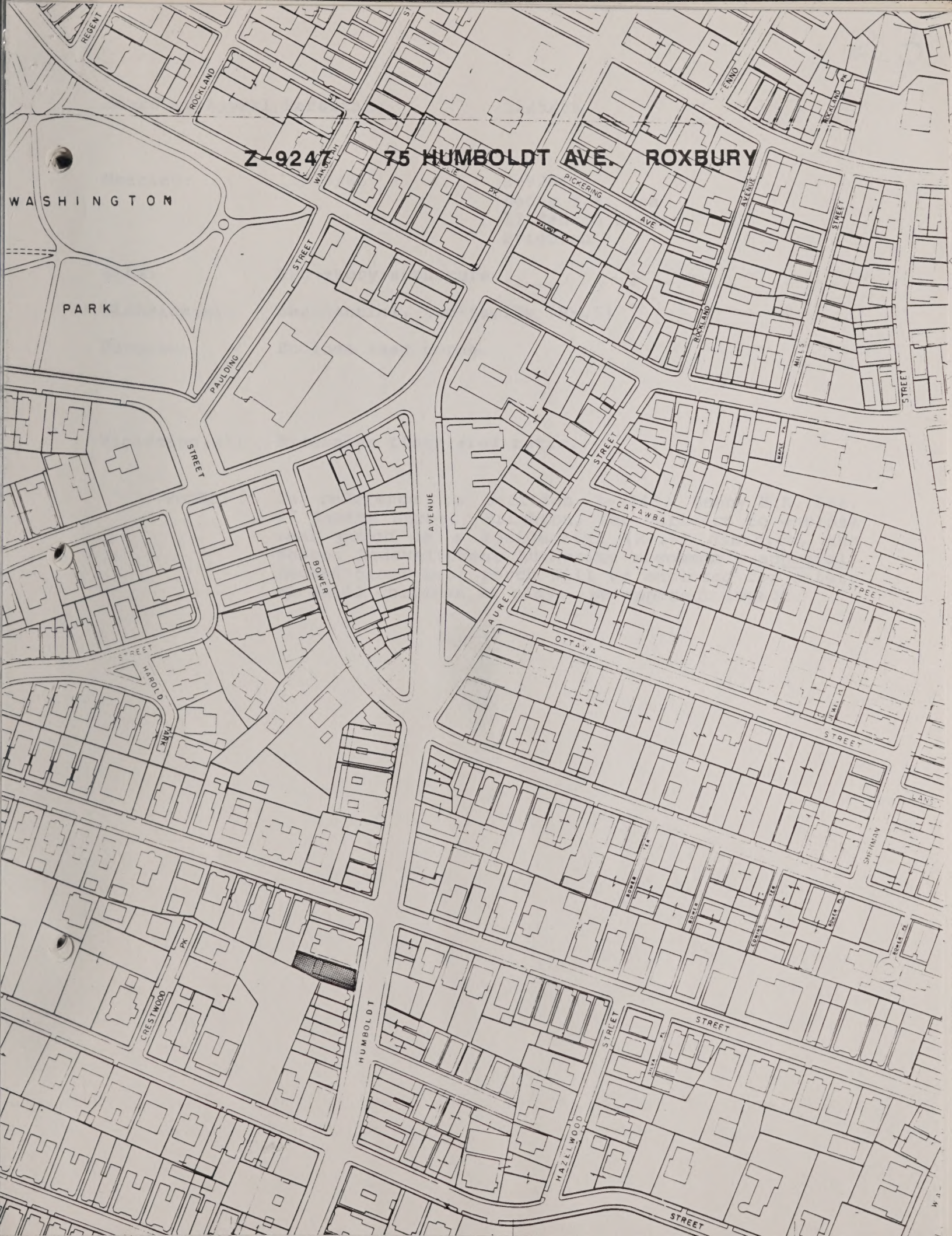
District(s): Apartment (H-1)

Purpose: Change occupancy from three- to five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9247, Phillip Horne, 75 Humboldt Avenue, Roxbury, for forbidden use and two variances for change of occupancy from three- to five-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The occupancy of this building has been five units since the present owner purchased the building in 1980. The occupancy is consistent with the surrounding building and represents no negative precedents. Presently, there are five separate electrical meters and the building is represented at the City's Rent Equity Board as five units. Appellant states that two of the units are occupied by low-income tenants eligible for 707 Program when occupancy is legalized.



Z-9247

75 HUMBOLDT AVE.

ROXBURY

WASHINGTON

PARK

PAULDING STREET

STREET

BOYER STREET

AVENUE

LAUREL STREET

CATWABA STREET

OTTANA STREET

STREET

HUMBOLDT

HAZELWOOD STREET

STREET

STREET

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9248
Benny B.K. Lee
17 Easton Street
Brighton

Site: Two-story structure

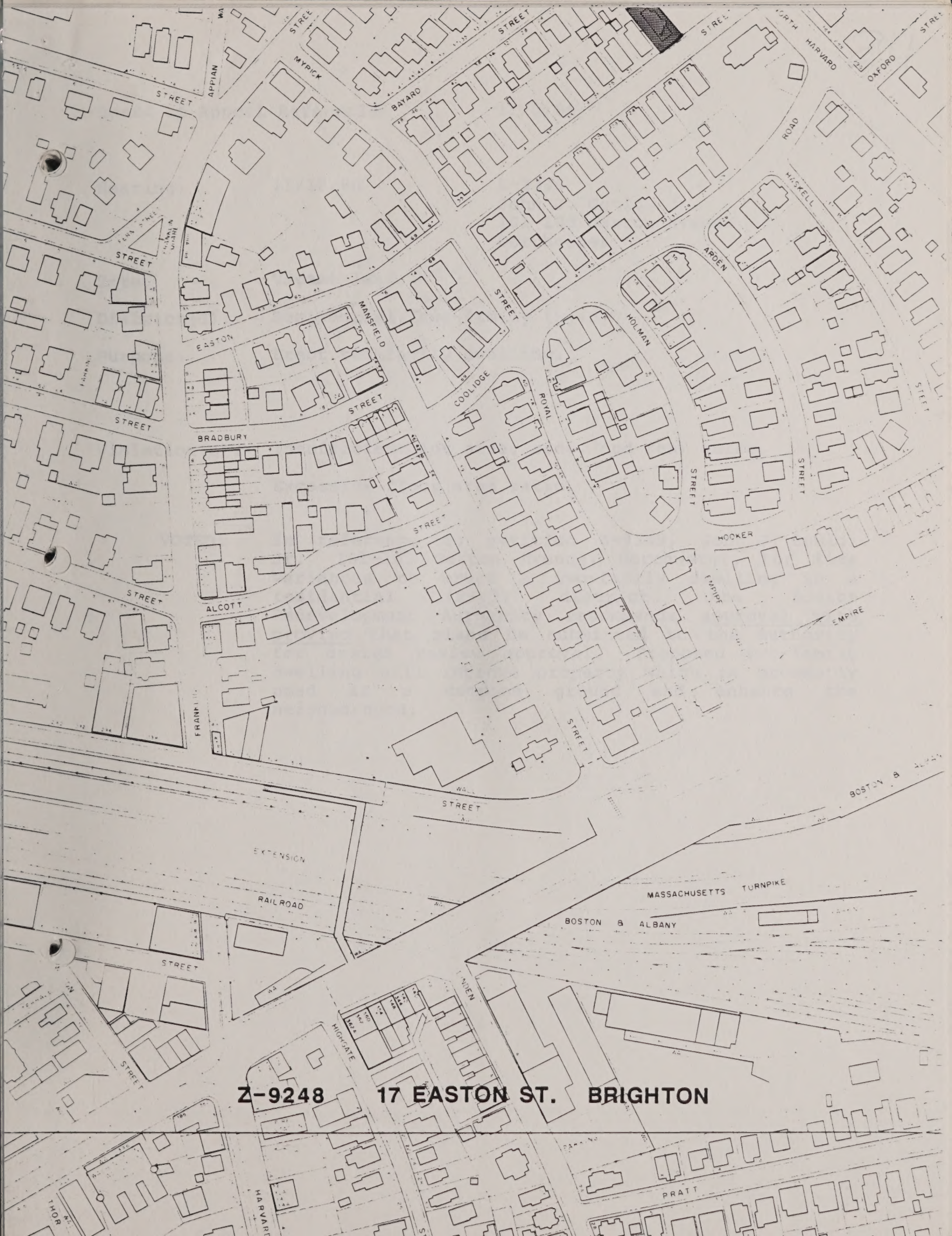
District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porch.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9248, Benny B.K. Lee, 17 Easton Street, Brighton, for variance to enclose rear porch in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Second-floor rear porch will be enclosed for safety of small children at play. No apparent impact.

Z-9248 17 EASTON ST. BRIGHTON



Z-9248

17 EASTON ST.

BRIGHTON

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9249
John J. Gould, Jr.
101-103 Oakton Avenue
Dorchester

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, side, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-9249, John J. Gould, Jr., 101-103 Oakton Avenue, Dorchester, for five variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed two-family dwelling will improve property which is presently used as a dumping ground and enhance the neighborhood.



Z-9249

101-103 OAKTON AVE, DORCHESTER

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86

Z-9250
Arthur J. Allain
8 Centre Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect side, rear, and deck addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

In reference to petition Z-9250, Arthur J. Allain, 8 Centre Street, Roxbury, for variance to erect side, rear, and deck addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of roofdecks and their function be submitted to the Authority for design review approval. Addition to provide new kitchen. Substantial renovation will improve property.

Z-9250

8 CENTRE ST.

ROXBURY



Board of Appeal Referrals

11/5/86

Hearing: 11/18/86

Z-9251
Thomas J. Doherty
2519 Centre Street
West Roxbury

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9251, Thomas J. Doherty, 2519 Centre Street, Roxbury, for variance to erect dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer for family room will not increase existing side yard deficiency.



Z-9251

2519 CENTRE ST. WEST ROXBURY

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86

Z-9252
Thomas Graul
100-102 Emerson Street
South Boston

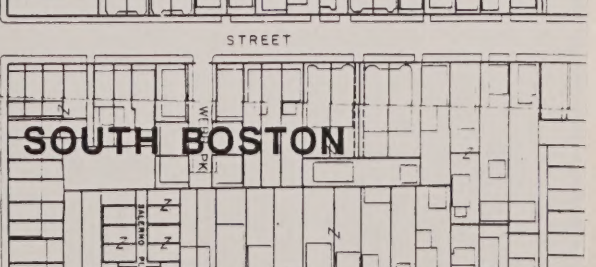
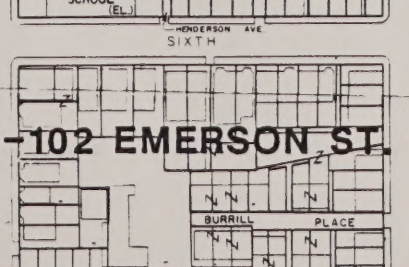
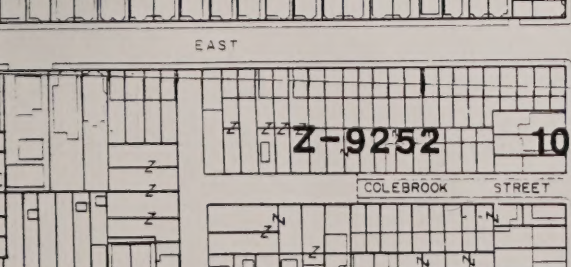
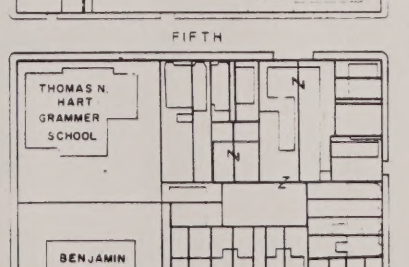
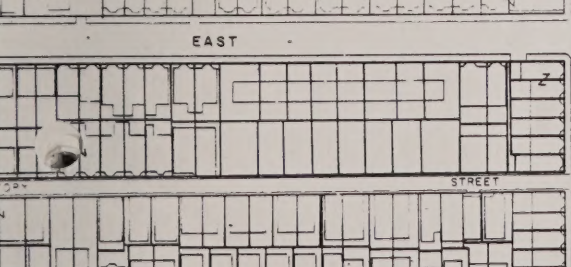
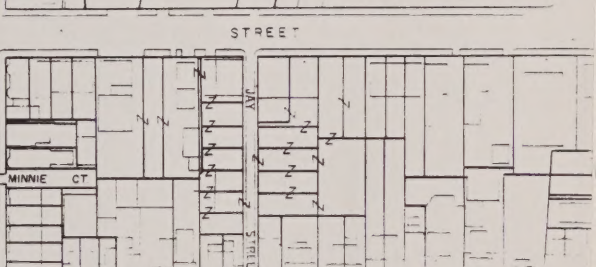
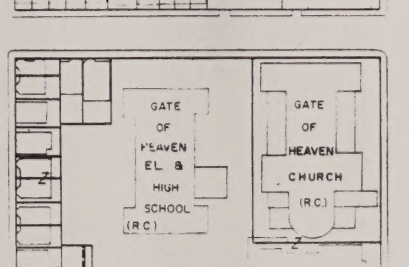
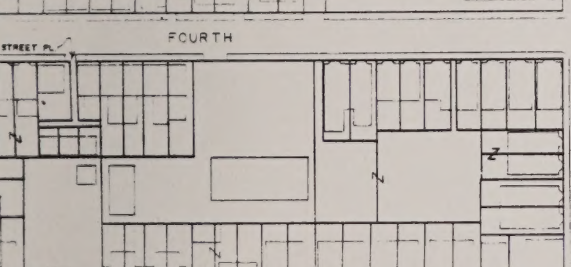
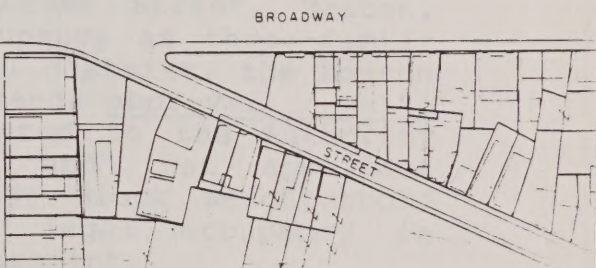
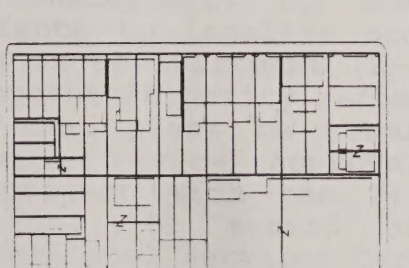
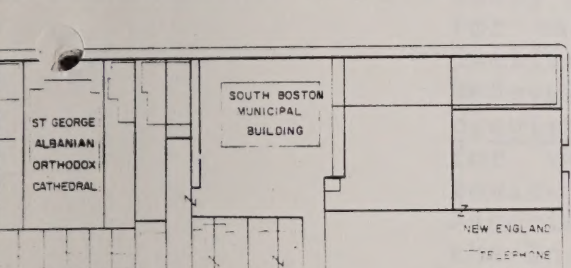
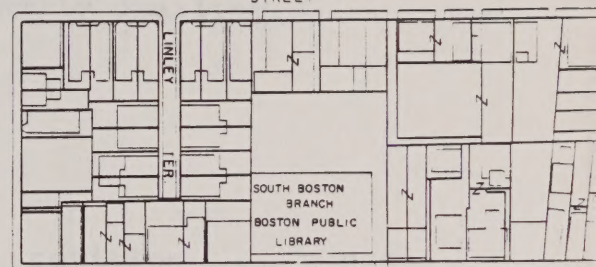
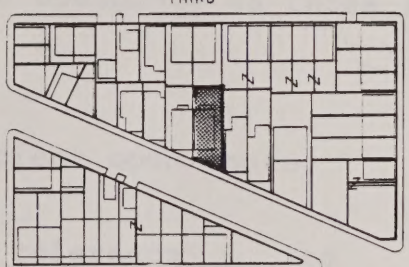
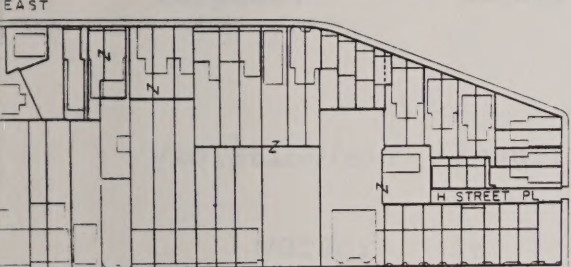
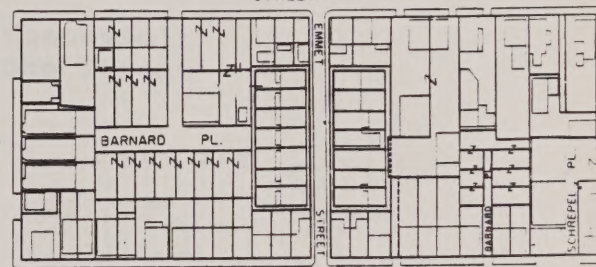
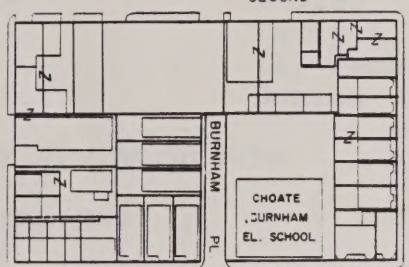
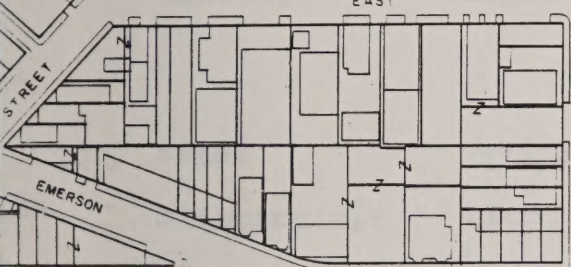
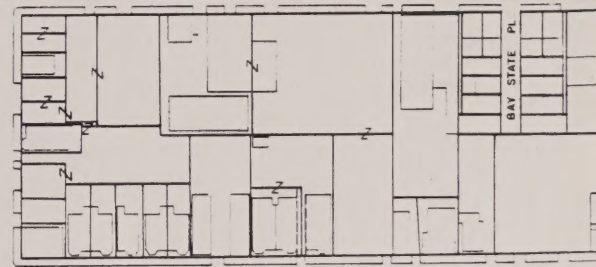
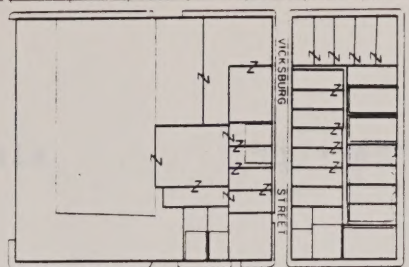
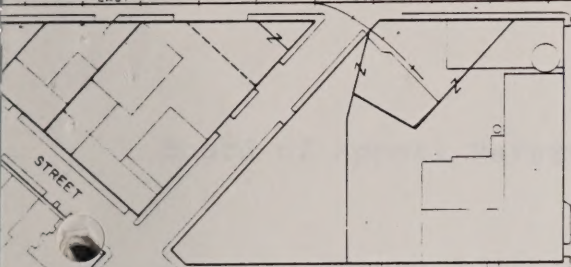
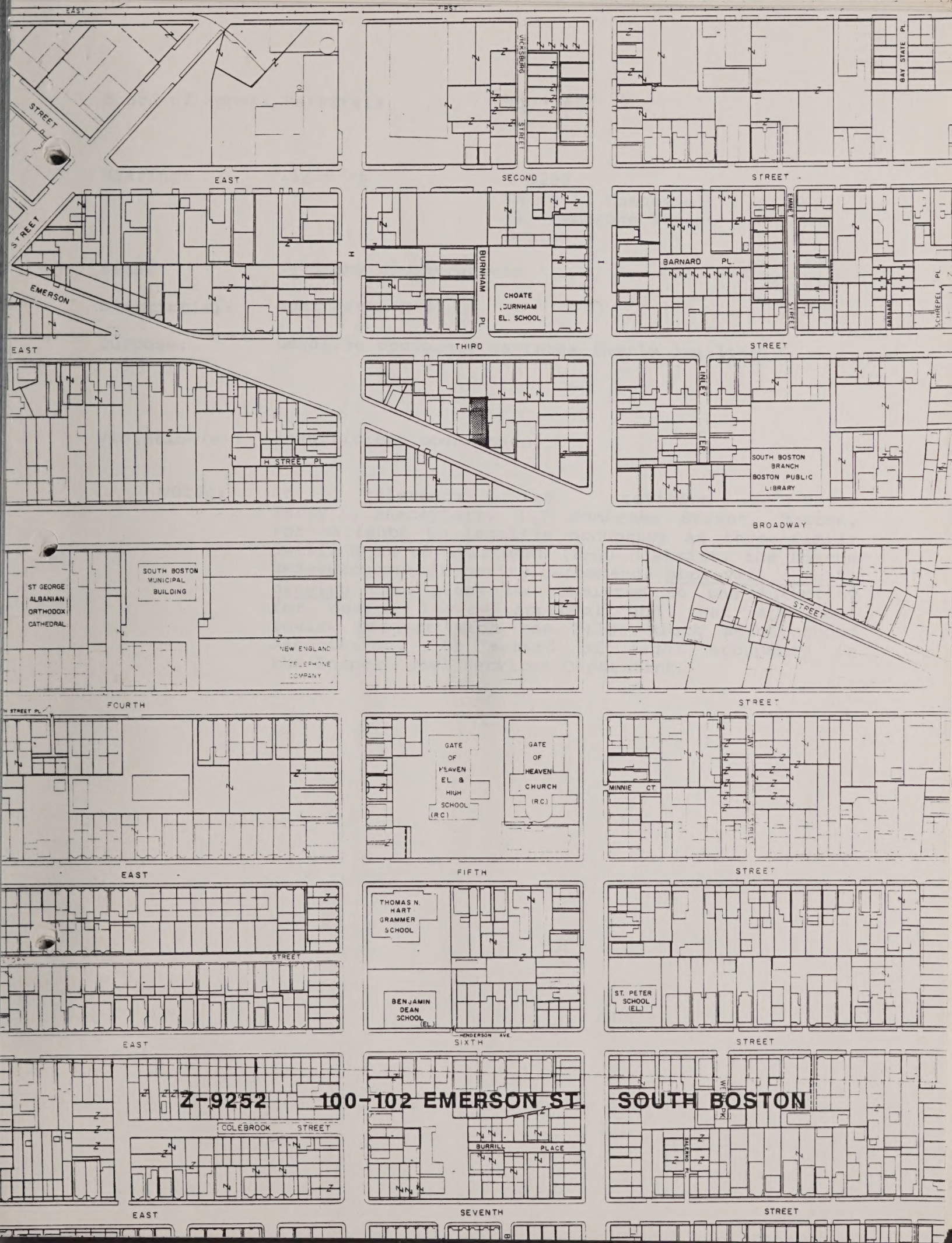
Site: Two-story duplex structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9252, Thomas Graul, 100-102 Emerson Street, South Boston, for variance for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant present to the Board of Appeal a tax bill indicating three-family assessment; that basement unit comply with ISD guidelines. Existing three-family occupancy.



Z-9252

100-102 EMERSON ST.

SOUTH BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86

Z-9253

Terry L. Shaneyfelt
117 Pembroke Street
Boston

Site: 3½-Story row structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9253, Terry L. Shaneyfelt, 117 Pembroke Street, Boston, for variante to legalize occupancy as three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and that appellant review project with the Pilot Block Neighborhood Association. No record of legal occupancy in the Inspectional Services Department.



Z-9253

117 PEMBROKE ST. BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9254
William & Robert Deeb
88 Faywood Avenue
East Boston

Site: Three-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Four-family dwelling is forbidden use.

Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9254, William & Robert Deeb, 88 Faywood Avenue, East Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Although apparently existing, the four-family dwelling is inappropriate, contrary to the two- and three-family properties proximate to the site. This would set an unwanted precedent and encourage other conversion attempts which would endanger the residential character of the neighborhood.



Z-9254 88 FAYWOOD AVE. EAST BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9255
Raymond & Carol Dodds
520 East Broadway
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one-family dwelling and funeral home to one-family dwelling and real estate office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-9255, Raymond & Carol Dodds, 520 East Broadway, South Boston, for variance for change of occupancy from one-family dwelling and funeral home to one-family dwelling and real estate office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all signage plans be submitted to the Authority for comprehensive sign design review approval. Currently, the appellant has his law office on the first floor and his residence on the second and third floors. This block of East Broadway supports similar residential structures with first-floor professional offices. There is a strong feeling within the neighborhood that while a professional office is an acceptable ground floor use in the structures, strict sign control should be enforced to protect the character of such structures. Large, protruding or freestanding signs are inappropriate. Unimposing, nonilluminated signage is deemed appropriate for this area.



Z-9255

520 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9256
Robert J. Lawler
363 South Huntington Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling and funeral home to professional offices and manufacturing, assembly, distribution of orthopedic appliances.

Violation(s): Office of distribution house, professional offices, manufacturing of orthopedic appliances are forbidden uses.

Insufficient side, rear yards, and off-street parking.

VOTED: In reference to petition Z-9256, Robert J. Lawler, 363 South Huntington Avenue, Jamaica Plain, for three forbidden uses and three variances for change of occupancy from one-family dwelling and funeral home to professional offices and manufacturing, assembly and distribution of orthopedic appliances in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant has not discussed the serious impact of an industrial use on this predominantly residential area with the Authority, community groups, and abutters.



Z-9256

363 SOUTH HUNTINGTON AVE.

JAMAICA PLAIN

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9257
Cedar Highland Corporation
83-87 Highland Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family and store to four-family dwelling, office, and store; erect roofdeck addition.

Violation(s): Office of wholesale, jobbing, distributing house is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9257, Cedar Highland Corporation, 83-87 Highland Street, Roxbury, for forbidden use and four variances for change of occupancy from two-family dwelling and store to four-family dwelling, office, and store in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Density and off-street parking are issues currently being reviewed by the Roxbury community. Appellant must meet with the Authority and community to address and resolve these major concerns.



Z-9257

83-87 HIGHLAND ST.

ROXBURY

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86

Z-9258
Michael Polychronidas
39-45 Poplar Street
Roslindale

Site: Two-story structure

District(s): General business (B-2)

Purpose: Change occupancy from stores and offices to stores and selfdefense school.

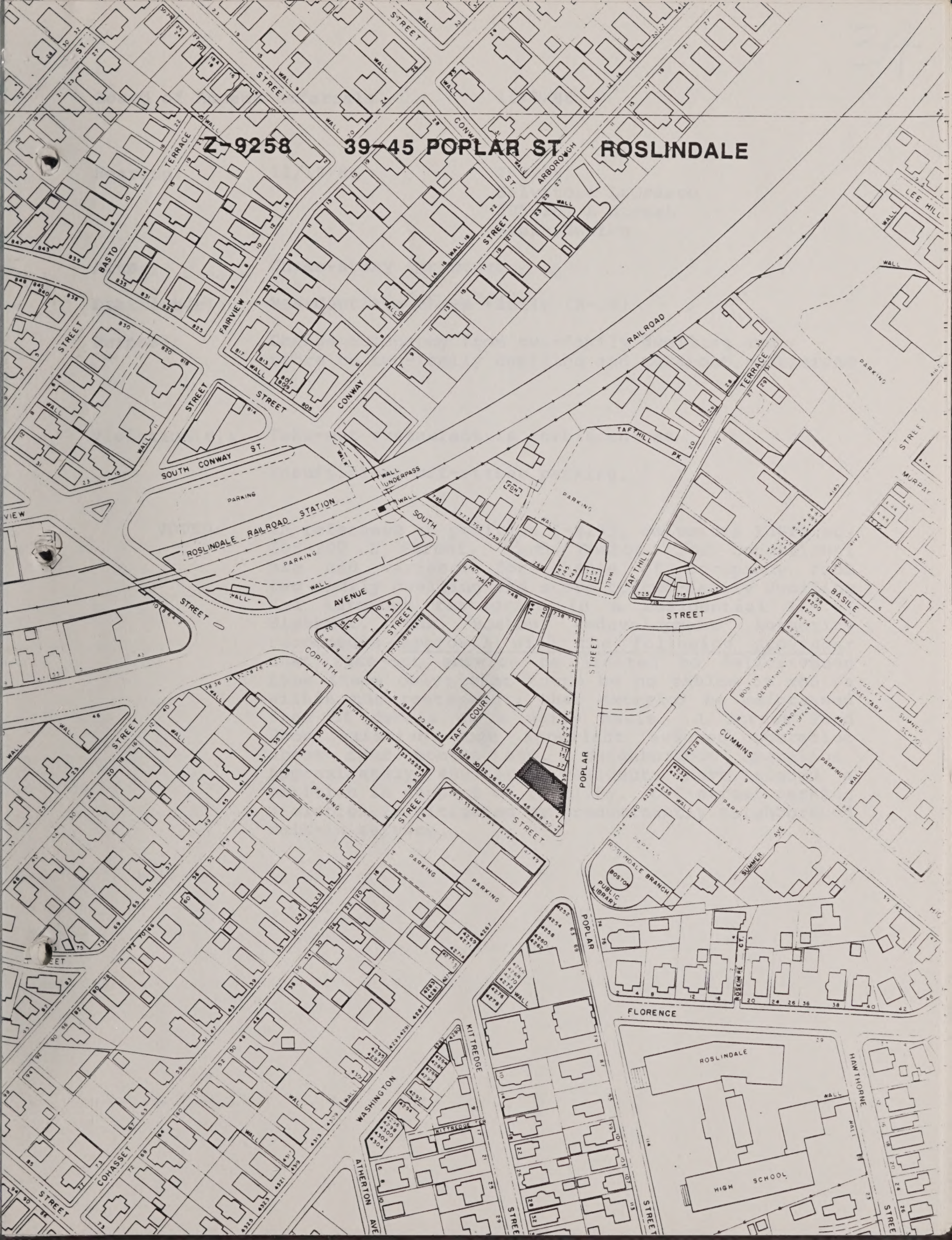
Violation(s): Trade, professional or other school is conditional use.

VOTED: In reference to petition Z-9258, Michael Polychronidas, 39-45 Poplar Street, Roslindale, for conditional use for change of occupancy from stores and office to stores and self defense in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. the building is located opposite Adams Park in Roslindale Square. The proposed activity will not detract from the commercial area. Both the area youth and adults will have the opportunity to participate as classes will be offered to those of all ages. The introduction of this type of use aids in creating a balanced mix of uses in the square.

Z-9258

39-45 POPLAR ST

ROSLINDALE



Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9259
Salvatore LoGrasso
205-207 L Street
South Boston

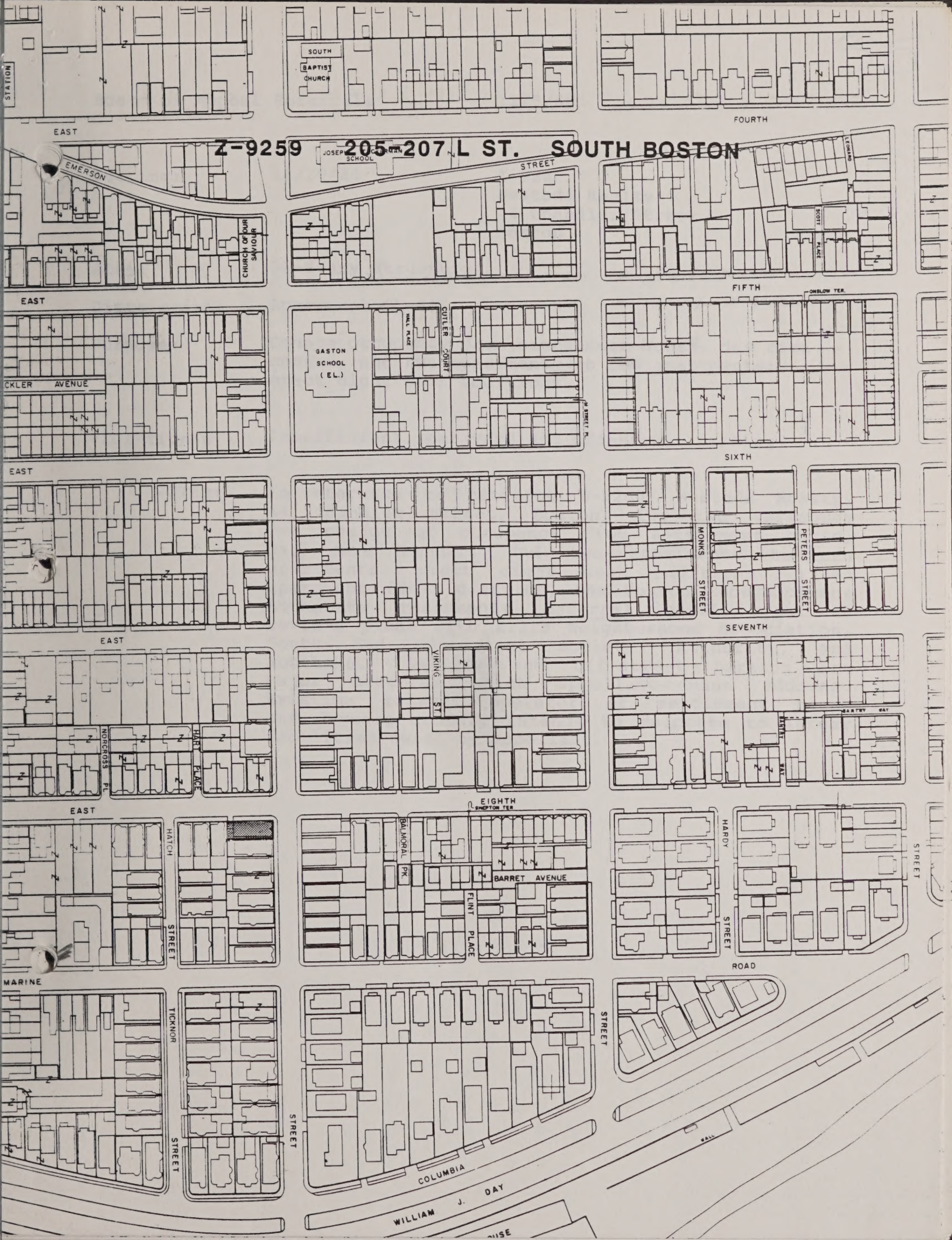
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9259, Salvatore LoGrasso, 205-207 L Street, South Boston, for conditional use and variance for change of occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that take-out service be limited to delicatessen type items only; that there be no tables or chairs within the restaurant; that exterior be maintained free of debris on a daily basis. L Street Food Shop existing when appellant assumed operation about four months ago. Neighborhood operation. Approximately 400 area residents have signed a petition in support of facility. Off-street parking violation is mitigated by predominantly neighborhood walk-in service.



Z-9259 205-207 L ST. SOUTH BOSTON

SOUTH
BAPTIST
CHURCH

JOSEPH
SCHOOL

STREET

FOURTH

L. CONRAD

SCOTT

PLACE

FIFTH

ONBLOW TER.

GASTON
SCHOOL
(EL.)

CUTLER COURT

HALL PLACE

STREET

SIXTH

MONKS
STREET

PETERS
STREET

SEVENTH

HARTY

ST.

EIGHTH

ONBLOW TER.

BALMORAL PK

BARRET AVENUE

FLINT PLACE

HARDY
STREET

ROAD

STREET

STREET

COLUMBIA

WILLIAM J. DAY

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9260
Westodd Realty
44 Chandler Street
Boston

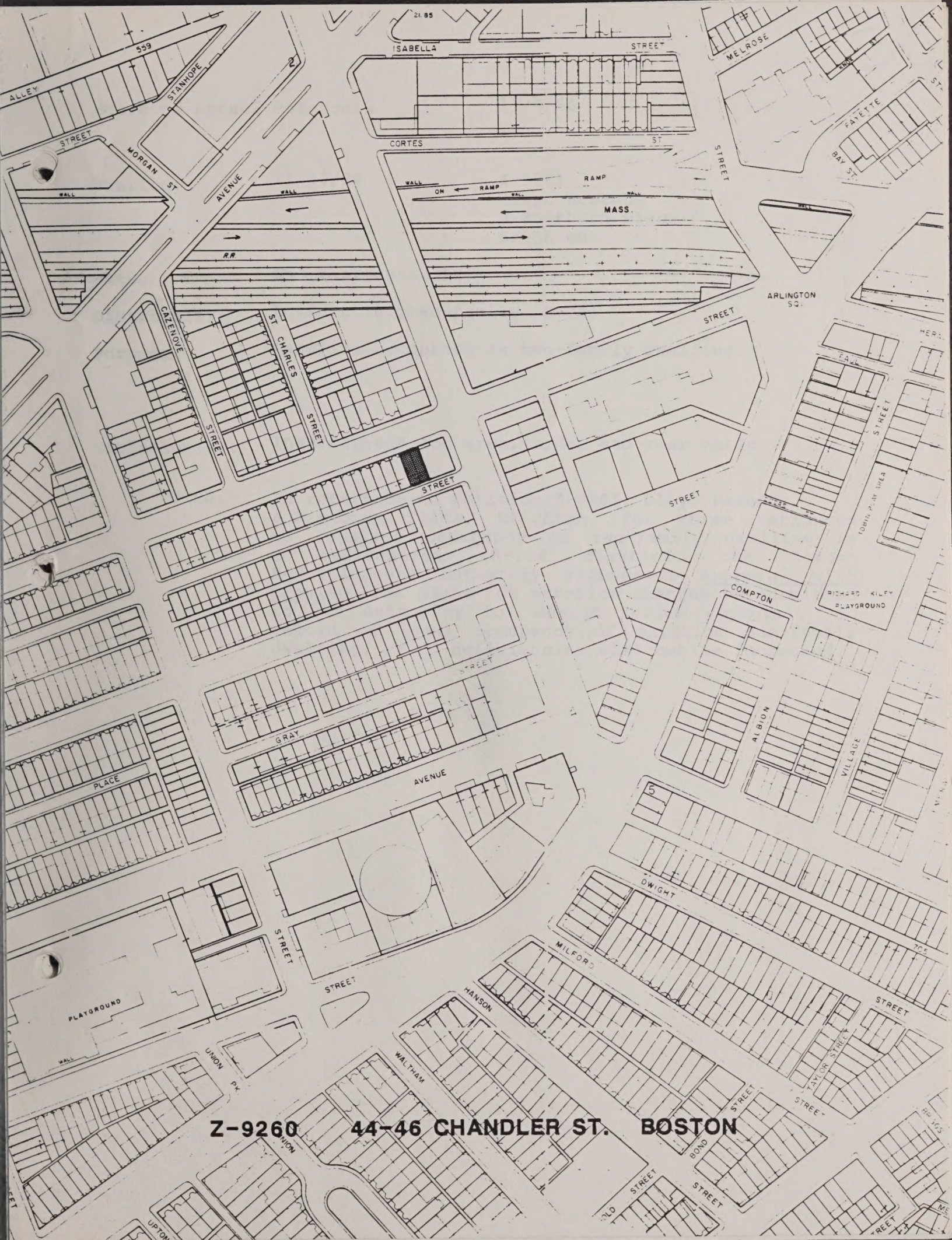
Site: 3½-Story structures

District(s): Apartment (H-3)

Purpose: Change occupancy from settlement house, day care center, and two apartments to ten apartments; erect eight deck additions.

Violation(s): Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-9260, Westodd Realty, 44 Chandler Street, Boston, for two variances for change of occupancy from settlement house, day care center, and two apartments to ten apartments; erect eight deck additions in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with Ellis Neighborhood Association, South End Historical Society, Authority, and abutters. Density and off-street parking are major concerns which appellant must address. Existing tenant, operator of settlement house and daycare center, intends to relocate to larger facilities owned by appellant.



Z-9260 44-46 CHANDLER ST. BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9261
Olayo Resende
8 Eastburn Place
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-9261, Olayo Resende;
8 Eastburn Place, Brighton, for three variances
to legalize occupancy as two-family dwelling in
a residential (R-.50) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans for exterior changes be submitted
to the Authority for design review approval. No
record of legal occupancy of existing one-family
dwelling. Yard deficiencies will not be increased.



Z-9261

8 EASTBURN PLACE BRIGHTON

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86

Z-9262
Stephen J. Cavanagh
38 Birchcroft Road
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-9262, Stephen J. Cavanagh, 38 Birchcroft Road, Hyde Park, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second-floor addition to provide needed space for growing family. Yard violation technical.



Z-9262

38 BIRCHCROFT ROAD

HYDE PARK

Board of Appeal Referrals

11/5/86

38

Hearing: 11/18/86 Z-9263
Deacon Transportation Company, Inc.
335-337 West Second Street
South Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to truck garage.

Violation(s): Parking garage is conditional use.

Extension of nonconforming use.

VOTED: In reference to petition Z-9263, Deacon Transportation Company, Inc., 335-337 West Second Street, South Boston, for conditional use and extension of nonconforming use to erect one-story addition to truck garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The petitioner seeks to erect 160' x 45' addition to existing 5,000 square foot garage structure. The proposed structure will be of steel frame construction and used to garage vehicles for "Old Town Trolley Tours". Currently, Deacon Transportation, Inc. garages vehicles in the existing structure. The "west side" is experiencing an increase in residential construction which is helping to stabilize the neighborhood once again. The location of this garage structure is in the middle of the block between E and F Streets on the south side of West Second Street which serves as a buffer between the industrial and residential areas of South Boston. The addition proposed would increase the operation to three times its current size. Given the location of this proposal there is a concern of industrial encroachment into the adjacent residential neighborhood. Extension of structure is undesirable and would encroach on residential area.



Board of Appeal Referrals

11/5/86

39

Hearing: 11/20/86 Z-9264
Ralph R. Moscardini
120-124A Hampden Street
Roxbury

Site: Vacant lot

District(s): Manufacturing (M-2)

Purpose: Replace existing ten-foot fence.

Violation(s): Fence over six feet in height above average natural grade in side yard.

VOTED: In reference to petition Z-9264, Ralph R. Moscardini, 120-124A Hampden Street, Roxbury, for variance to replace existing ten-foot fence in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval to erect a 10' high industrial fence surrounding the entire property. The lot is in a heavily industrial area with the transfer station for the City's rubbish being one of the anchors and in the past has been filled with debris. The fence which provides security and prevents illegal dumping does not create a negative impact.

Z-9264

120-124A HAMPTON ST. ROXBURY



11/5/86

40

Hearing: 11/20/86 Z-9265
Joanne & Gilbert Eatherton
320 Medford Street
Charlestown

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, front, and rear yards.

VOTED: In reference to petition Z-9265, Joanne & Gilbert Eatherton, 320 Medford Street, Charlestown, for five variances to erect a one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Vacant lot approximately 1,324 square feet is located at intersection of Medford and Allston Streets. Proposed modular split-level structure would contain one floor of living space and a full basement. Siting and footprint of the building are such that only minimal yard areas are provided, three-foot front on either street and a six-foot rear. Modular unit imposes severe limitation with respect to design review. Proposed single-family dwelling is inappropriate given the constraints of the lot. A two- or three-story structure within a reduced footprint with the same amount of living area would be an alternative. Usable rear yards would probably result. Lack of yard area is a concern with this proposal.



Z-9265 320 MEDFORD ST. CHARLESTOWN

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86

Z-9266
Peter C. & Alice Wong
38 Dustin Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9266, Peter C. & Alice Wong, 38 Dustin Street, Brighton, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Two-family dwelling is appropriate. Lot size similar to existing two-family properties in area.

Z-9266

38 DUSTIN ST.

BRIGHTON



Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9267
Anne Chisholm
18 Hackensack Circle
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.30)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient front and side yards.

VOTED: In reference to petition Z-9267, Anne Chisholm, 18 Hackensack Circle, West Roxbury, for three variances to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Dining room addition. No apparent impact on surrounding properties.



Z-9267 18 HACKENSACK CIRCE WEST ROXBURY

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9268
Roger Saquet
2 Milford Street
Boston

Site: Two-family dwelling

District(s): Apartment (H-3)

Purpose: Erect rear deck and fire escape addition.

Violation(s): Insufficient rear yard.

In reference to petition Z-9268, Roger Saquet, 2 Milford Street, Boston, for variance to erect rear deck and fire escape addition to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with the Eight Streets Neighborhood Association, South End Historical Society, abutters, and Authority.



Z-9268

2 MILFORD ST BOSTON

METROPOLITAN

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9269
Ann M. Gallagher
60 Howitt Road
West Roxbury

Site: 4,200 Square feet of vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

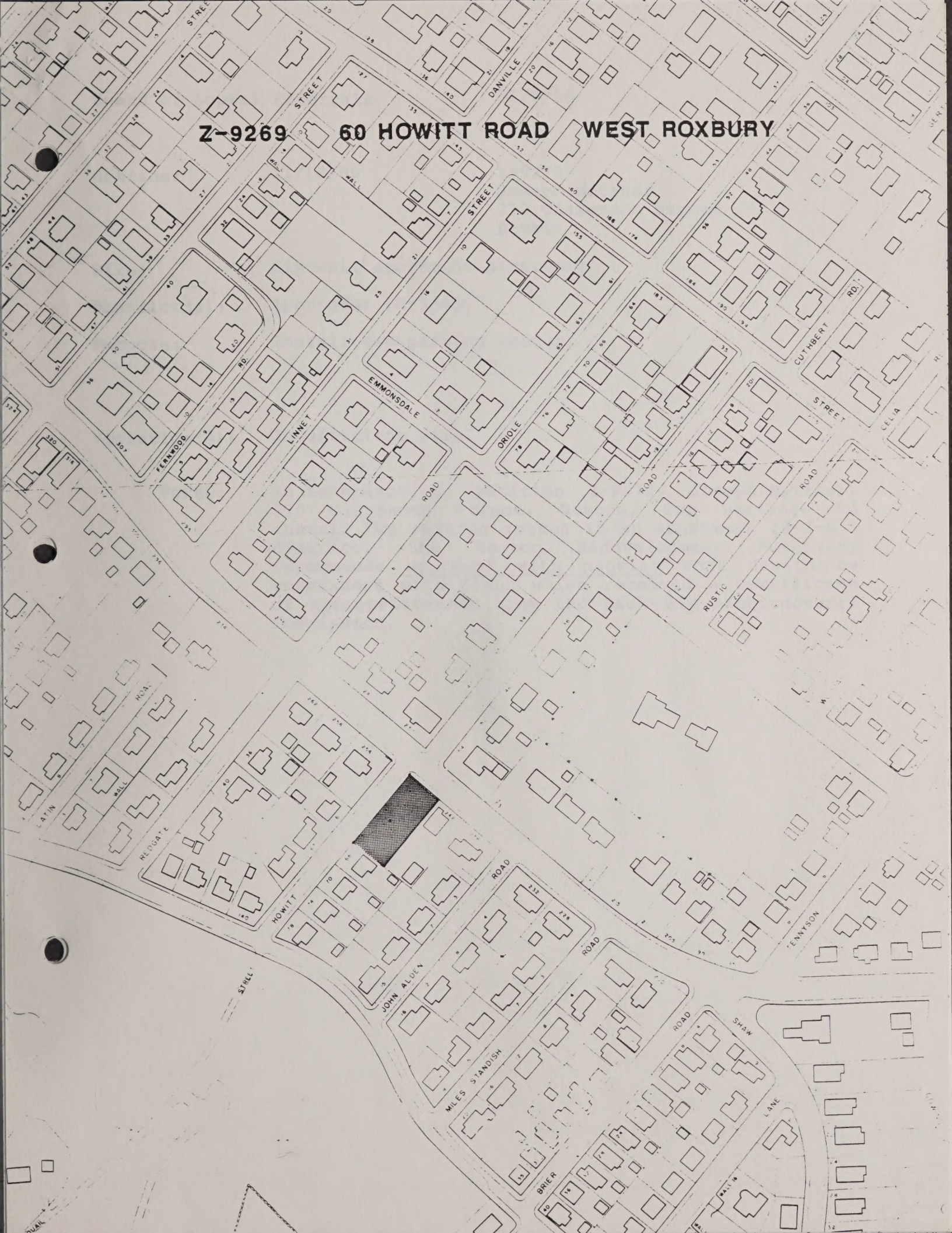
Violation(s): Insufficient lot area.

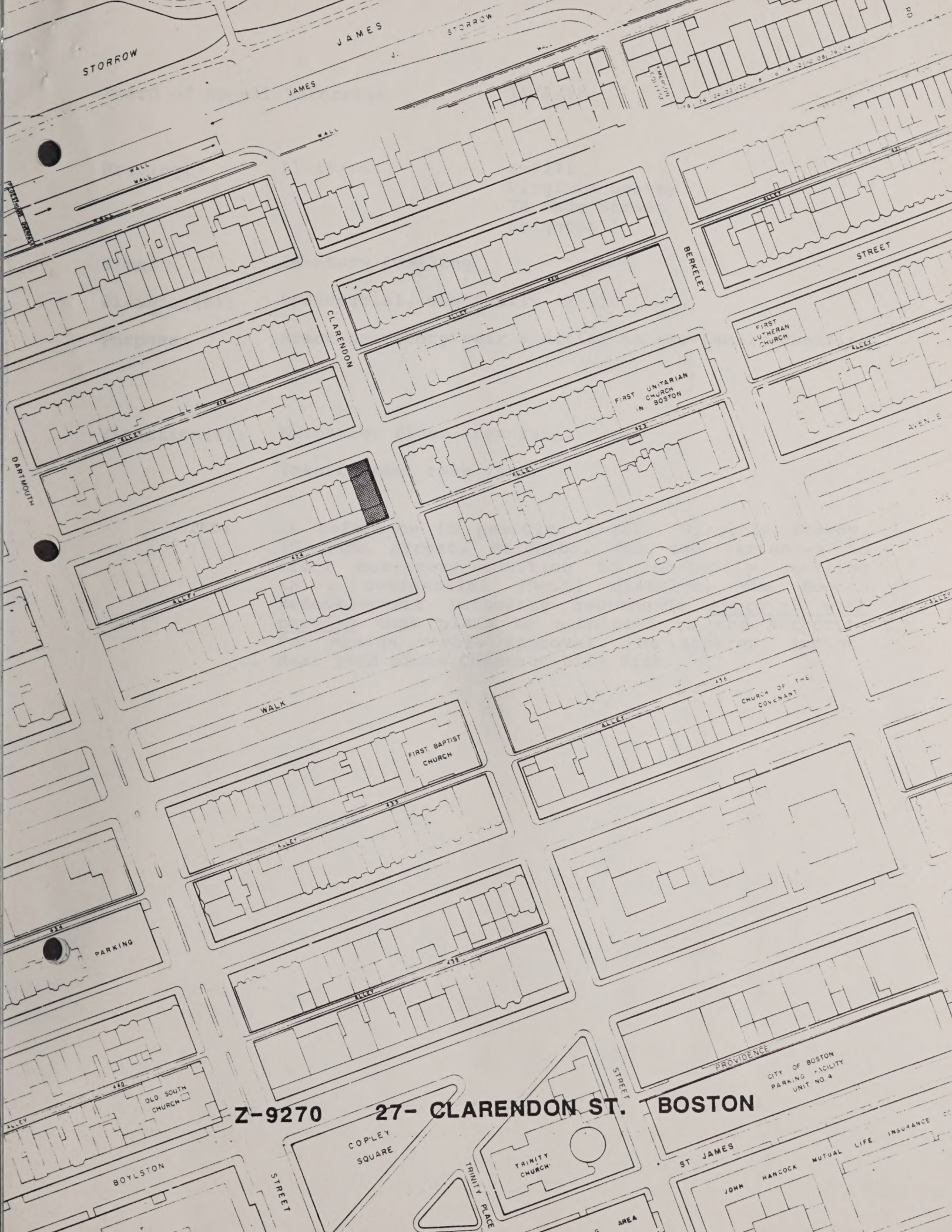
VOTED: In reference to petition Z-9269, Ann M. Gallagher, 60 Howitt Road, West Roxbury, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of siting and off-street parking be submitted to the Authority for design review approval. Predominantly single-family neighborhood. Off-street parking must be provided.

Z-9269

60 HOWITT ROAD

WEST ROXBURY





Z-9270

27- CLARENDON ST. BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/18/86 Z-9271
Virginia Seavey
30 Wade Street
Brighton

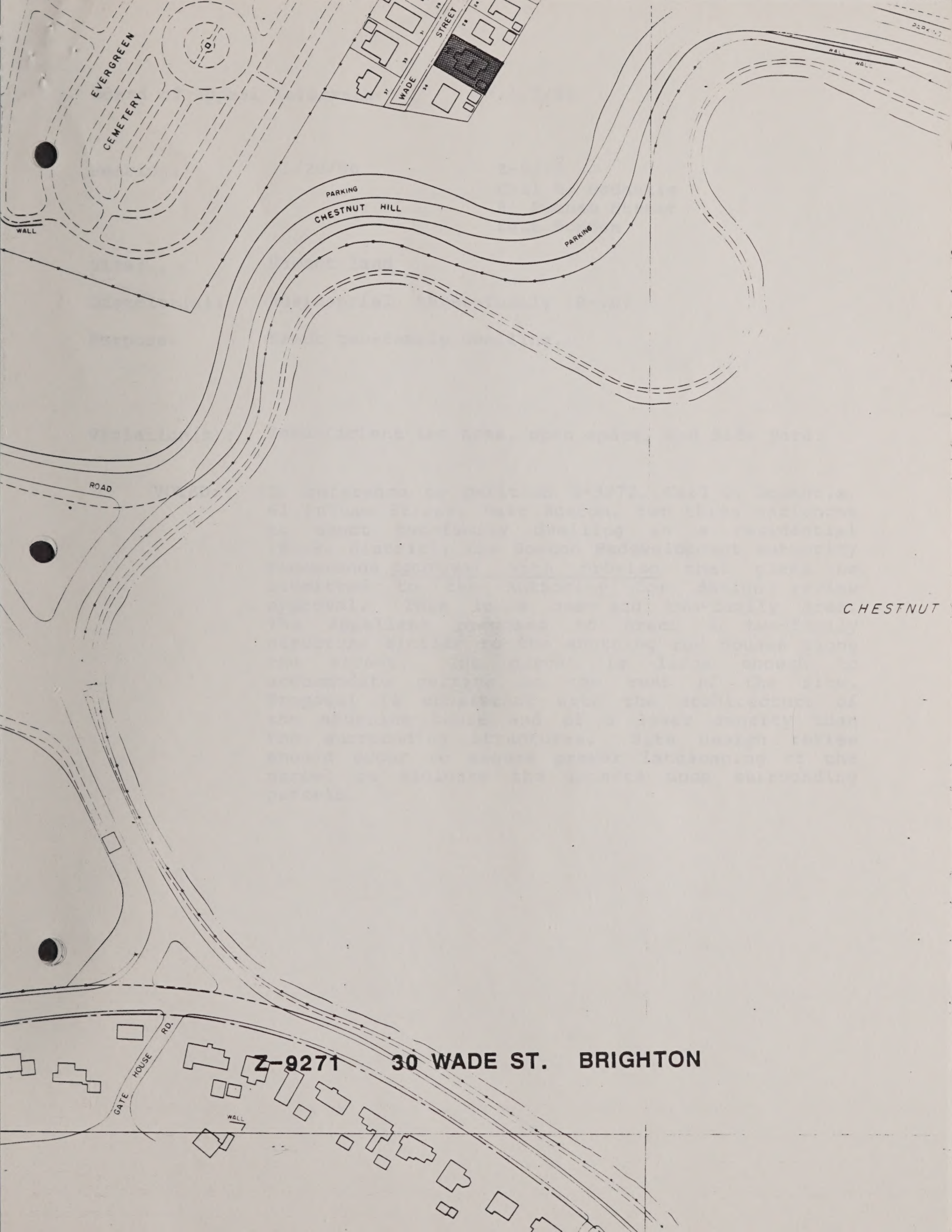
Site: 2½-Story dwelling

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9271, Virginia Seavey, 30 Wade Street, Brighton, for two variances to erect one-story addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No apparent impact. Rear yard abuts Chestnut Hill Park.



CHESTNUT

Z-9271

30 WADE ST. BRIGHTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9272
Carl G. DeSantis
61 Putnam Street
East Boston

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, open space, and side yard.

VOTED: In reference to petition Z-9272, Carl G. DeSantis, 61 Putnam Street, East Boston, for three variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. This is a one- and two-family area. The appellant proposes to erect a two-family structure similar to the abutting row houses along the street. The parcel is large enough to accommodate parking in the rear of the site. Proposal is consistent with the architecture of the abutting homes and of a lower density than the surrounding structures. Site design review should occur to assure proper landscaping of the parcel to mitigate the impacts upon surrounding parcels.



AMERICAN LEGION

PLAYGROUND

PRESCOTT SQUARE

PUTNAM SQUARE

FIRE DEPT
ENGINE 11
ENGINE 12

ST. JOHN
THE BAPTIST
CHURCH

PATRICK J.
KENNEDY
SCHOOL

DAY SQUARE

Z-9272 61 PUTNAM ST. EAST BOSTON

SACRED HEART
CHURCH
CONVENT
SACRED HEART
SCHOOL

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9274
Phyllis M. & Joseph D. McGrath
217 Trenton Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

In reference to petition Z-9274, Phyllis M. & Joseph D. McGrath, 217 Trenton Street, East Boston, for three variances to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. This is a multifamily neighborhood. Changing a storefront to a residential unit is an appropriate change of use and one that does not create negative impacts upon the surrounding community. The structure's first-floor facade has small high windows, indicative of corner storefronts. Design review is recommended to alter the facade to reflect the residential character of the area and the second- and third-floor units.



Map section showing the East Boston High School complex. The main building is labeled "EAST BOSTON HIGH SCHOOL". To its right is a smaller building labeled "GOSPEL HALL". The area is bounded by Brookline Street to the west and East Street to the north.

Map section showing the area east of Putnam Street. It includes Putnam Square and the Philip H. Sheridan School. The area is bounded by Putnam Street to the west and East Street to the north.

The main map section showing a dense grid of residential streets. The streets are labeled as follows from top to bottom: Brookline Street, East Street, Putnam Street, Trenton Street, Lexington Street, Princeton Street, and a street labeled "STREET" at the bottom. The map shows numerous building footprints and lot divisions. A specific lot on Trenton Street is highlighted with a black dot.

Z-9274 217 TRENTON ST. EAST BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86

Z-9276-9278
Justine Carr
28-32 I Street
South Boston

Site: Vacant land

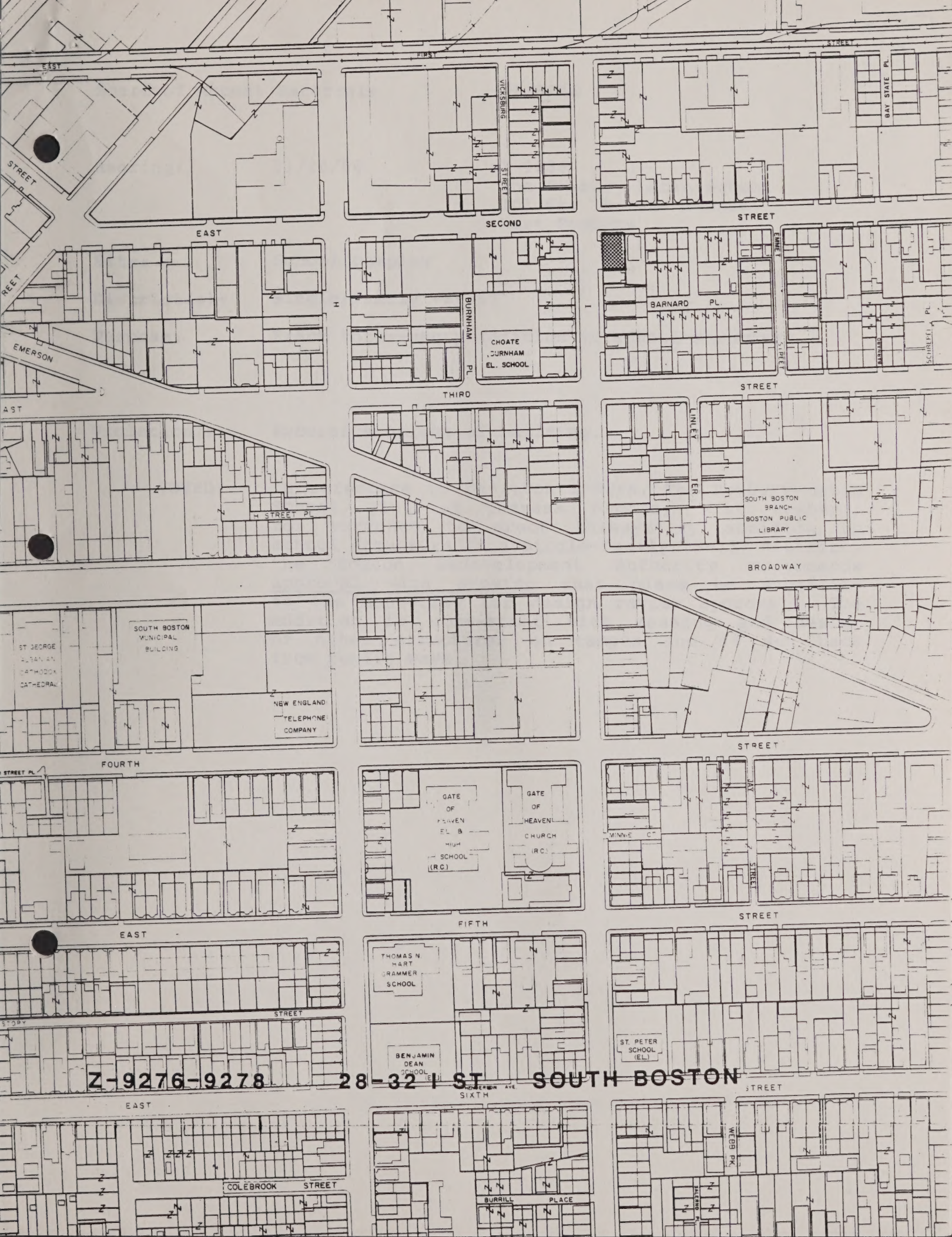
District(s): Apartment (H-1-50)

Purpose: Erect three attached one-family dwellings.

Violation(s): Insufficient lot area, front, rear yards, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9276-9278, Justine Carr, 28-32 I Street, South Boston, for five variances to erect three attached one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval of two units with following provisos: that one parking space be provided for each of the two units and plans for the two units be submitted to the Authority for design review approval. As submitted, there would be no provision for off-street parking and minimal side yards of three and four feet for the end units. Two units on subdivided lots of 30.5' x 44' would create twelve foot side yards and allow provision of one off-street parking space for each unit.



Z-9276-9278

28-32 | ST. SOUTH BOSTON

Board of Appeal Referrals

11/5/86

Hearing: 11/20/86 Z-9286
The Roxbury Latin School
101 St. Theresa Avenue
West Roxbury

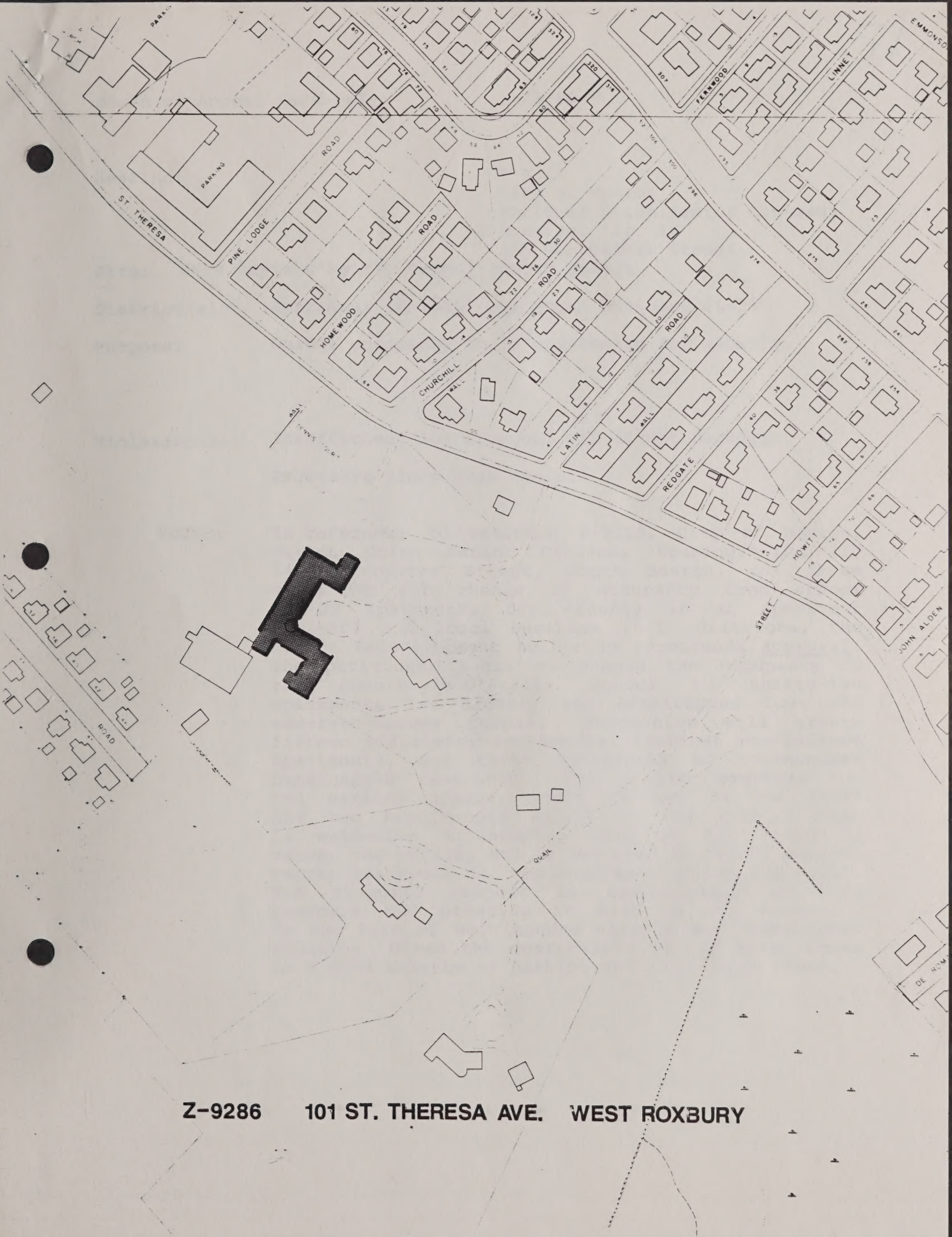
Site: School complex

District(s): Single-family (S-.5)

Purpose: Erect three-story addition to school structure.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-9286, The Roxbury Latin School, 101 St. Theresa Avenue, West Roxbury, for variance to erect three-story addition to school structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The addition is consistent with massing and design of other structures on campus and is set back from public ways.



Z-9286

101 ST. THERESA AVE. WEST ROXBURY

Hearing:

Z-9315

City of Boston

National Union Senior Citizens

Housing, Inc. II

345 Dorchester Street

Site: John Boyle O'Reilly School South Boston

District(s): Apartment (H-1-50) and local business (L-1)

Purpose: Change occupancy to 32 apartments for elderly.

Violation(s): Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED:

In reference to petition Z-9315, City of Boston, Nation Union Senior Citizens Housing, Inc. II, 345 Dorchester Street, South Boston, for three variances for change of occupancy from school to 32 apartments for elderly in an apartment (H-1-50) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval. The petitioner seeks to change the occupancy of the John Boyle O'Reilly School to thirty-two apartments for elderly and handicapped low- and moderate-income people. Renovation will create fifteen efficiency apartments, fourteen one-bedroom apartments, and three apartments to accommodate handicapped residents. The project provides for ten parking spaces, eight located in the front and two handicapped spaces in the rear. There is extensive landscaping both in the front to screen the parking and in the rear to create passive recreation areas for the enjoyment of the residents. The proposed project is revitalizing an idle landmark and offering it back to the community in the form of much needed elderly and handicapped housing. Given the constraints of the site, there is a good balance of parking and landscaped areas.



AVENUE

DAMRELL

EWER

COTTAGE

FREDERICK

MARK

STREET

STREET

STREET

STREET

STREET

STREET

STREET

ALGER

STREET

STREET

MIDDLE

STREET

AVENUE

WOODWARD

COURT

LEEDS

STREET

STREET

TUCKERMAN

STREET

STREET

TRIMOUNT

PLACE

JENKINS

STREET

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STREET

PATTERSON

BOSTON PUBLIC LIBRARY

STATION

TRANSIT ST.

ANDREW

SQUARE

JOHN H ANDREW SCHOOL

PREBLE

CARPENTER

STREET

MOHAWK

STREET

ROGERS

STREET

WENDE

STREET

WARD

STREET

WENDELL

STREET

LIBRARY

ST MONICA'S CHURCH

Z-9315

345 DORCHESTER ST.

SOUTH BOSTON

GEN. WILLIAM H. DEVINE

WAY

GENERAL LAWRENCE

COLUMBIA

AVENUE